CENTURY 21 The Property Partnership
Shop 1A, 24 AvalonParade,
AVALON NSW 2107

9 Hilltop Rd, Avalon Beach, NSW 2107

Sold - 18/03/2026

House 5 5









Sold by Stephanie Hammond! 0414 997 328

Classic Clareville with 60s flair!

There was a time in Australian life when days felt longer, windows were thrown open to the sea breeze, the sky stretched endlessly blue and life moved at a gentler pace. This is that house.

Open for Inspection

By Appointment.

Positioned on a generous corner block in one of Avalon's most tightly held pockets, this beautifully preserved 1960s coastal home captures the very essence of mid-century beachside living - sun-drenched, architecturally clever and filled with heart.

Designed to embrace its setting, this home (with an approved Dual Occupancy) features dramatic cantilevered windows that reach outward to capture Pittwater views and summer breezes. Expanses of glass flood the interiors with natural light, while soaring ceilings and deep verandahs create that unmistakable feeling of openness and ease. It is weatherboard, brick and glass in perfect harmony - solid, enduring and still in immaculate condition.

The layout is wonderfully imaginative, unfolding across multiple levels with interesting angles, inviting nooks and playful spaces perfect for hide-and-seek, reading corners or quiet retreat. Gardens wrap around the entire home, offering space to entertain under the stars, grow vegetables in the sunshine or simply watch children roam freely.

Upstairs, elevated Pittwater views shimmer through the trees. Three generous bedrooms enjoy peaceful outlooks, while the wide terrazzo verandah and a stone terrace provide idyllic spaces for long lunches and golden-hour drinks.

Downstairs, a private self-contained unit (approved by Council) opens to a sunny deck and garden terrace - ideal for extended family, guests, creative pursuits or independent living. This separate granny flat further enhances the home's versatility, making it perfectly suited to families of all shapes and sizes, multi-generational living or to provide income.

Adjacent to Hilltop Shops and a five minute stroll to Paradise Beach and sea pool, Clareville Beach and Avalon village cafés. The location is as appealing as the home itself.

Graceful, sunlit and brimming with personality, this is a rare opportunity to secure a true mid-century Avalon beach house - a home that instantly resonates with warmth, charm and the simple joy of coastal living.

Listed By
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Listing Number: 3525749

Every precaution has been taken to establish accuracy of the information above, but does not constitute any representation by the vendor or real estate agent.