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

9 The Appian Way, Avalon Beach, NSW 2107

Auction

House 3 1 2









Peaceful Family Living, Stroll to Avalon Village & Paradise

Perfectly positioned at the end of a quiet, leafy cul-de-sac, this charming three-bedroom home offers an idyllic lifestyle in one of Avalon Beach's most peaceful yet conveniently located pockets. With easy single-level living, an elevated parkland outlook and established gardens, the property presents a wonderful opportunity for families, downsizers or those seeking a relaxed Northern Beaches lifestyle, with Avalon Village, Paradise Beach, Hilltop Road shops and public transport all within walking distance.

Open for Inspection
Sat, 28 Nov 2026 - 12:30 PM to 1:00 PM

Auction Details
On Site 16/12/2026 at 5:00 PM

Welcoming and comfortable throughout, the home features a spacious open-plan living, dining and kitchen area, where large windows frame the tranquil, tree-lined surrounds. Sliding glass doors seamlessly connect the interiors to a full-length covered verandah, creating the perfect setting for year-round entertaining, relaxed afternoons and enjoying the sounds of local birdlife.

The thoughtfully designed floorplan offers three well-proportioned bedrooms, all with built-in wardrobes and leafy outlooks, while the kitchen features stone benchtops and an open-plan design. A generous laundry with direct garden access, double lock-up garage and ample under-house storage add to the home's everyday practicality.

One of the property's greatest drawcards is its exceptional location, offering a wonderfully private and peaceful setting without compromising on convenience. Enjoy a morning coffee at the Hilltop Road shops, an afternoon swim at Paradise Beach or a leisurely stroll to Avalon Sailing Club. A scenic walk through the nearby reserve and playground connects you to the vibrant heart of Avalon Village, with its boutique shops, cafés, restaurants and public transport connections. Everything you need to enjoy the quintessential Avalon lifestyle is right on your doorstep.

Property Features:
- Peacefully positioned at the end of a leafy cul-de-sac with an elevated parkland outlook
- Easy walking distance to Avalon Village, Hilltop Road shops, public transport and Paradise Beach
- Easy single-level living with a near-level driveway
- Spacious open-plan living and dining area with air conditioning
- Modern, open-plan kitchen featuring stone benchtops
- Full-length covered verandah overlooking tranquil, leafy surrounds
- Three carpeted bedrooms, all with built-in wardrobes
- Family bathroom with freestanding bath, rain shower and separate WC

Listed By

The Office
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Listing Number: 3565267

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.