

## 35 Marine Pde, Avalon Beach, NSW 2107

Sold - 20/02/2020

House 4 2 1



### Exclusive Oceanfront Position on North Avalon Beach

SOLD! by Danielle Forde & David Edwards

Oceanfront on Avalon Beach with easy access to the sand and surf it's no wonder one family has held tight to this beach house for the last five decades!

Open for Inspection

By Appointment.

Delivering spectacular views across the entire beach and headland, the home is nestled into one of North Avalon's most exclusive positions and spans two fully self-contained levels with separate entrances. The potential and opportunity here are obvious it's breathe some creative life into the existing floorplan, expand the living space as needed, or match the world-class setting with a stunning new design (STCA).

- Defined living/dining; enormous picture windows frame the spectacular views
- Flexible floorplan with multiple living areas and elevated entertaining terrace
- Fully self-contained lower level with spacious lounge, bedroom, kitchen & patio
- Practical gas-equipped kitchen, bathrooms on each floor, single lock-up garage
- Level street entry, 664sqm block, lush lawns to the border of beach reserves
- Premier headland position; just 70m from the garden on title to the surf

#### Listed By

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