



Approx. 250m to the Beach; Zoned R3
Medium Density Residential



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2



2

2 The Crescent, Avalon Beach

Auctioned for \$2,650,000 (Sep 28, 2024)

This character-filled, original Avalon beach house is offered for the first time in 60 years! Featuring dual street access and desirable single level living with sunny aspect. The family home is set on a corner block with 733.50sqm parcel of land, it is situated in one of the sought after streets in Avalon Beach. The residence enjoys light & airy living areas and comfortable accommodation with ultimate convenience.

- Four bedrooms and 2 bathrooms with dual street access
- Functional kitchen adjoining on to a wrap around sun room, study and access to the rear garden
- Formal lounge room with original fire place extending onto separate dining
- Character filled features throughout, well established garden with level lawns perfect for all age groups
- External laundry with second bathroom
- Under cover carport, garage and under the house storage

Property ID: L30362935

Property Type: House

Garages: 2

Land Area: 733.5 sqm

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- Located in the fringe of Avalon Shopping Village, across the road from the Avalon Golf course & Avalon public school, approximately 250 metres to the sandy beach, city transport and amenities
- Zoned R3 Medium Density Residential, potential for further renovation or to re-build (S.T.C.A.)
- An ideal purchase for those seeking a single level home perfect for a young family, downsizing or simply as a weekender or an investment

Take full advantage of this convenient location with effortless accessibility to almost everything! First Time Offered in 60 Years ! Do Not Miss Out!

All measurements are approximate. The information provided has been obtained from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.