

Rare North-Facing Commercial Opportunity at the Gateway to Avalon Village

314sq
m



2,3,4,6/57 Avalon Parade, Avalon Beach

Expression of Interest

For Sale In One Line or For Lease x 2 Suites

An exceptional opportunity to secure a premium commercial holding at the gateway to vibrant Avalon Village. This unique first-floor property comprises four north-facing strata suites within a well-established complex occupied by long-term, quality tenants.

The premises offer approximately 314sqm of light-filled internal accommodation, complemented by expansive north and north-east facing terraces, delivering excellent natural light, privacy and a seamless indoor-outdoor flow. With a total of approximately 586sqm on title, the property also includes seven secure on-site car spaces, a rare and valuable asset in this tightly held location.

Each suite is designed to maximise comfort and functionality, featuring generous glazing, sliding doors, ducted air-conditioning and pleasant outlooks that create a highly attractive working environment for both occupants and clients. The northern aspect ensures abundant winter sun and year-round amenity.

Ideally positioned within walking distance to cafés, restaurants, public transport and the beach, the property benefits from strong local amenity and ample public parking nearby.

Property ID: L38913658

Property Type: Offices

Building / Floor Area: 314

Nina Sokolou

0411 465 076

nina.sokolou@apb.rh.com.au

Offered with outstanding flexibility, this property presents significant potential for owner-occupiers, investors or future reconfiguration (STCA). Enquire now to secure this rare commercial opportunity in Avalon Beach.

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.