



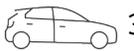
## Charming Avalon Beach Residence Walk to Pittwater, Ocean & Village



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### 15 The Appian Way, Avalon Beach

Auctioned for \$2,250,000 (Feb 28, 2026)

First time offered in 43 years!

Perfectly positioned just 250 metres from the shores of Pittwater in a quiet cul-de-sac and within easy walking distance to Ocean Beach and the village, this charming three-bedroom residence captures the essence of relaxed Northern Beaches living. Set on a generous 695.6sqm parcel, the home offers space, light and effortless indoor-outdoor flow in a highly sought-after coastal enclave.

A classic front verandah framed by Corinthian-style columns overlooks beautifully landscaped gardens, creating an inviting first impression. Inside, light-filled living and dining spaces feature timber flooring throughout and a charming brick fireplace, enhancing the home's warm and welcoming atmosphere.

Designed for comfort and easy living, the relaxed interiors flow seamlessly to private outdoor spaces. A sun-drenched deck provides expansive space for entertaining and alfresco living, while the lower level features a spacious rumpus or studio extending to the rear garden and adjoining Catalpa Reserve, with direct access through to Avalon Shopping Village.

With beaches, Hilltop cafés, schools, local amenities and transport all within close proximity, this residence delivers the ultimate Avalon lifestyle suitable for all age groups.

<b>Property ID:</b>	L39215310
<b>Property Type:</b>	House
<b>Garages:</b>	1
<b>Open Parking:</b>	2
<b>Land Area:</b>	695.6 sqm

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Property Features:

- Three comfortable bedrooms and two bathrooms
- Light-filled open-plan living and dining flowing to a sunlit deck
- Functional kitchen with pleasant outlook
- Spacious car accommodation with ample off-street parking
- Potential to add personal touches or further enhance

Whether as a family home, beachside escape or investment, this property presents an outstanding opportunity to add value and enjoy the relaxed lifestyle with the community that make Aualon so sought after.

Disclaimer: Any 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. Note furnishings may be different to those in photographs or presented with digital furniture.