



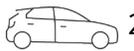
## Flexible Family Home close to Careel Bay and Avalon Beach



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### 36 George Street, Avalon Beach

#### Auction Saturday 14 March at 12:30pm On-Site

Ideally positioned within close proximity to Careel Bay, Avalon Beach, local shops, the vibrant Avalon shopping village, cafés, schools, amenities and city transport, this property presents an outstanding opportunity to secure a flexible family home in one of the Northern Beaches' most sought-after coastal pockets.

Set on a sun-drenched parcel of land framed by established tropical landscaping, this well-presented family residence offers generous proportions, versatile living spaces, and an enviable coastal lifestyle in one of Avalon's most desirable streets.

The home comprises three bedrooms and two bathrooms, complemented by multiple living areas including a light-filled lounge and dining area with access to both the front and rear gardens. A centrally located kitchen with ample bench space and storage provides functionality for everyday family living.

Enhancing the home's flexibility is a spacious downstairs area with the potential for additional accommodation (S.T.C.A), making it ideal as a rumpus room, for guests, or as dedicated home offices. A separate studio with a bathroom positioned within the rear garden further adds to the property's versatility, offering independent space for in-law accommodation, teenagers, or an art studio.

<b>Property ID:</b>	L39336234
<b>Property Type:</b>	House
<b>Open Parking:</b>	2
<b>Land Area:</b>	531.1 sqm

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The private backyard is level, sun-filled and framed by mature tropical gardens, providing an inviting environment for children to play and for families to relax or entertain year-round.

Ideally located within walking distance to Careel Bay, Avalon Beach, village shops, cafés, schools, and transport links to the CBD, this property represents an outstanding opportunity to secure a flexible and well-located family home in one of the Northern Beaches' most tightly held coastal communities.

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.