



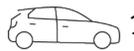
Luxury Three Bedroom Avalon Beach Residence



3



2



1

4/84 Avalon Parade, Avalon Beach

Contact Agent

“Roxy Muse” – 84 Avalon Parade, Avalon Beach, perfectly positioned in one of Avalon Beach’s most sought-after streets, Roxy Muse occupies a level 1,581sqm parcel with prized north-east, north, and north-west aspects. Designed to capture abundant natural light throughout the year, this exceptional address offers the ultimate in coastal convenience with just a level 300m* stroll to the vibrant Avalon Village.

Interiors Inspired by Tranquility

Soft, neutral palettes create a serene and timeless atmosphere, blending harmoniously with lush landscaping and natural surroundings. The design celebrates light, airflow, and connection to the outdoors, offering a seamless, elevated living experience.

Key Features:

- Offering “Off-The-Plan”, three -bedroom, two bathroom residence of a ground floor apartment
- 118sqm internal floor space; 35sqm terrace; wrap around garden; 325sqm on title*
- Generous proportions with seamless indoor-outdoor flow

Property ID: L39479420

Property Type: Apartment

Garages: 1

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- Premium finishes and designer detailing throughout
- Miele kitchen and laundry appliances, Zip HydroTap
- Engineered stone bench tops and splash backs
- European Oak engineered flooring; underfloor heating in bathrooms
- VRV air conditioning system – state-of-the-art Energy Efficiency
- Travertine tiles and pavers; designer landscaped gardens
- Lift access and secure parking
- Low-maintenance living-ideal for downsizers, weekenders, or investors

Location Highlights

- Level walk to Avalon Village, boutique shops, cafes, and restaurants
- Easy access to Avalon Beach (650m*), city transport, and everyday amenities
- Close to local golf courses and Pittwater's boating and leisure attractions

A Boutique Development

Comprising only seven architecturally designed luxury residences, Roxy Muse caters to discerning buyers seeking to downsize or invest without compromise. Currently under construction, completion is anticipated for Summer 2026.

An Exceptional Lifestyle Investment

With limited opportunities for luxury, low-maintenance residences on Avalon Parade, Roxy Muse presents an extraordinary opportunity to secure a home in one of Sydney's most coveted coastal communities.

- Approximately

Disclaimer:

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy, and interested parties should rely on their own inquiries and the Contract for Sale. Roxy Muse is currently under construction, with completion anticipated in Summer 2026. Artist Impression Images, Floor plans, landscaping, finishes, and specifications are indicative only and may be subject to change. Prices and availability are correct at the time of publication and are subject to change without notice.