

Tranquil Avalon Opportunity On 1,865sqm



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37 Cannes Drive, Avalon Beach

Contact Agent

Set in a peaceful Avalon pocket, this expansive 1,865sqm parcel offers an outstanding opportunity to create your dream home (STCA) in one of the Northern Beaches' most sought-after suburbs. With leafy surrounds, elevated privacy, and a self-contained two-bedroom flat already in place, it's the perfect chance to live comfortably while you plan and build. Just moments to Avalon Village, beaches, and transport, this is a rare opportunity to secure space, privacy and lifestyle in a premium coastal setting.

- Expansive 1,865sqm parcel of land
- Self-contained granny flat with 2 bedrooms, full kitchen, and expansive deck to leafy outlooks
- Green, private vistas from every angle
- Excellent scope to build a bespoke residence (STCA)
- Quiet and tranquil Avalon Beach setting
- Moments to Avalon Village, boutique shops, cafés and restaurants

Property ID:	L35711863
Property Type:	House
Building / Floor Area:	60
Land Area:	1865.0 sqm

Sam Beckerleg

0409 124 228

sam.beckerleg@nb.rh.com.au

- Easy access to Avalon Beach and Whale Beach
- Short drive to express CBD transport

Rates:

Council – \$397.90 per quarter approx.

Water – \$172.83 per quarter approx.

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