



#### 45A Chisholm Avenue AVALON NSW

5 4 2

An ideal home with magnificent views and income

Enjoying magnificent views across Angophora Reserve and the ocean, this flexible home with easy level entry has been designed with lifestyle in mind.

Offering a spacious and practical floorplan with stunning views from most rooms, this fantastic home captures the cooling sea breezes and is bathed in natural sunlight.

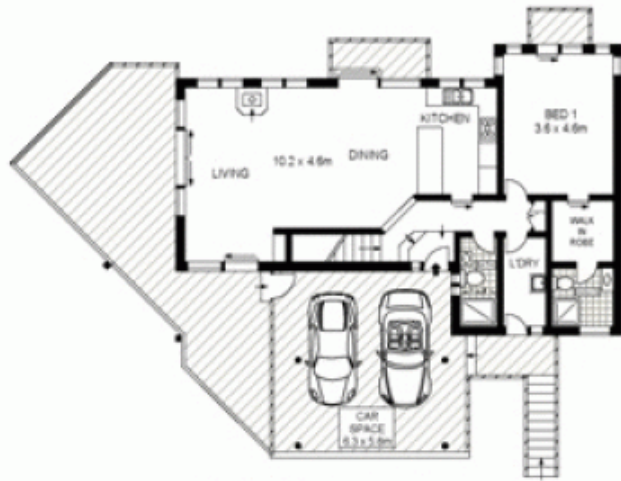
Featuring:

- spacious and lightfilled open living and dining area with polished timber floors and fireplace, spill seamlessly through large glass sliding doors to the private and expansive timber entertaining deck and bbq area

**View :** <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon/residential/house/5745417>



**Andrew Blake**  
02 9973 4444



GROUND LEVEL



LOWER GROUND LEVEL



SITE PLAN (NOT TO SCALE)

0 1 2 3 4  
SCALE (METRES)  
PLANS SHOW ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

INT : 196m<sup>2</sup>



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AVALON