



### 34 Queens Avenue Avalon NSW

5 2 2

enjoying the exclusive privacy of a lush tropical garden setting and sweeping valley views, this immediately inviting home is dedicated to a lifestyle of effortless indoor/outdoor entertaining. imbued with a casual yet sophisticated beach house ambience, the home is appointed with warm timber finishes and quality modern inclusions, basking in northerly sunlight and cooling cross-breezes.

a fantastically flexible home suited to a variety of living configurations, it offers a spacious, single level layout in addition to a fully self-contained one bedroom studio - perfect as a home office or as teen, in-law or potential rental accommodation.

the expansive open plan living and dining room is wrapped in glass and encompasses distinct formal and casual spaces. oversized windows capture a perfectly private

**View :** <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon/residential/house/5745671>



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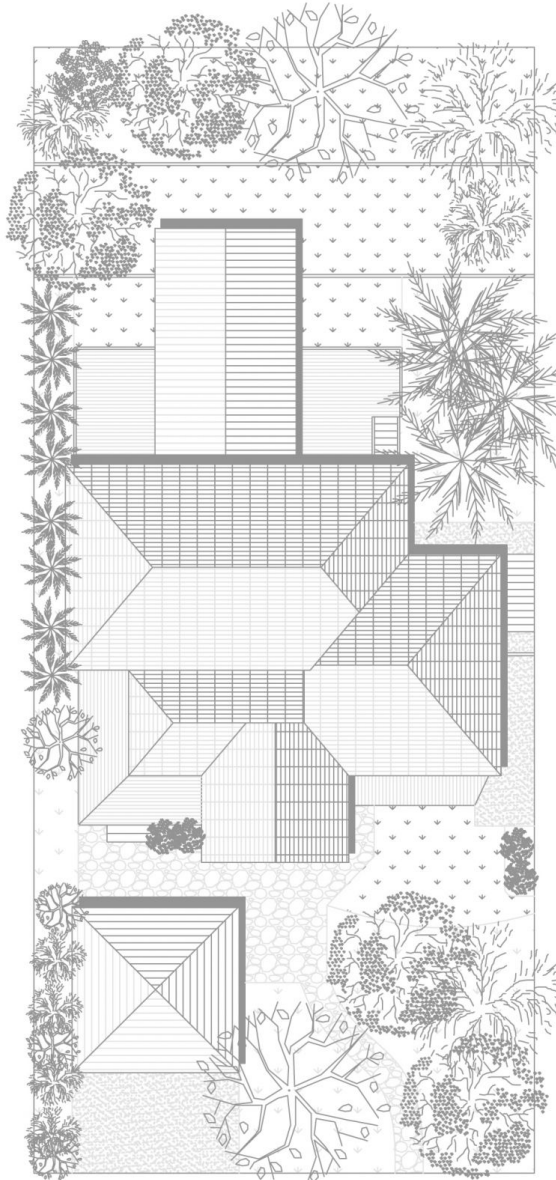
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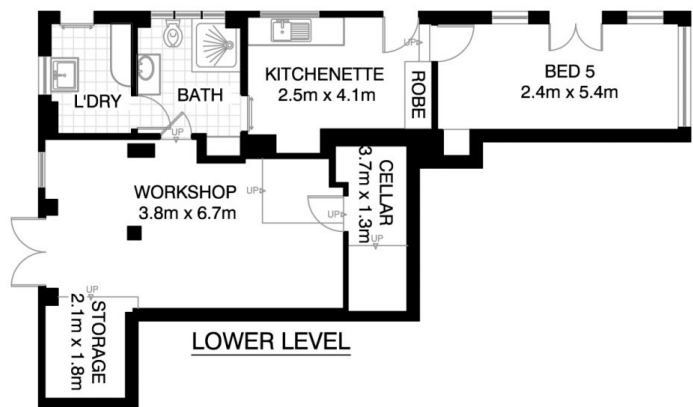
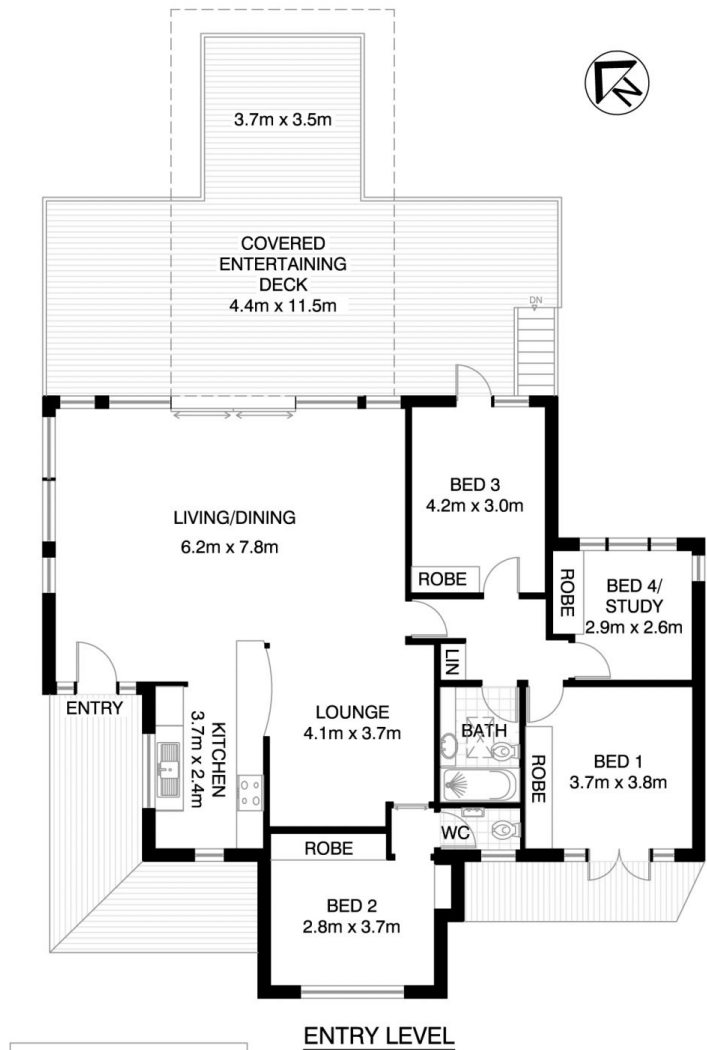
# AVALON

## 34 QUEENS AVENUE

\*INTERNAL FLOOR AREA APPROX 206m<sup>2</sup>



SITE PLAN



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only. Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.

