



### 23 Watkins Road Avalon NSW

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in a coveted north avalon address on an expansive parcel of land, this charming cottage is an absolute gem and one of the few, rare originals left in this beachside enclave. tightly held by the same family for over 60 years, it's a much loved home that's now poised for creative reinvention. with a few modest updates, you're ready to move into a single level design with polished timber floors, gas equipped kitchen and three double bedrooms; the endless level gardens are fully fenced at the rear surrounded by mature lemon and mango trees creating an ideal safe haven for pets and children alike.

the scale of the parcel presents fantastic potential with a wealth of opportunities - plenty of room for a freestanding granny flat or start fresh with a contemporary design to take full advantage of this coveted seaside position (STCA). literally steps from the coastal pathway along the headland,

**Price** : \$ 1,425,000

**View** : <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon/residential/house/5745810>



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SITE PLAN



## AVALON BEACH 23 WATKINS ROAD

\*INTERNAL FLOOR AREA APPROX 115m<sup>2</sup>  
INCLUDED GARAGE AND BALCONY

