



22 Bellevue Avenue Avalon Beach NSW

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**'Bellevue Cottage'**

Who doesn't need less stress and more convenience in their lives? Ideally sought after single level living, with the 'uber' convenience of being just so close to the Avalon Village. This stunning old-timer has been impressively transformed with modern comforts, seamlessly including all the 'must haves' whilst retaining its rare old charm. Invest in lifestyle and freedom by having easy walking access to one of Sydney's most thriving beach-side communities - Avalon Beach, buzzing with things to do; restaurants, bars, cafes, cinema, boutiques, fishing, golf, sailing, surfing and city transport. Perfect!

- ? 3 bedrooms, master with ensuite and BIR
- ? Super cool private guest studio with separate entrance, own terrace, ensuite (successfully gained Super Host status on Airbnb)

**Land Size** : 700 sqm  
**View** : <https://www.blakeproperty.com.au/sale/nsw/northern-beaches/avalon-beach/residential/house/5745890>



**Andrew Blake**  
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Ground Floor



Site Plan

Approx House Area: 167m<sup>2</sup>  
 Approx Land Area: 701m<sup>2</sup>

Whilst BWRM & Blake Property has made every attempt to ensure the accuracy of the floor plan and site plan contained here, measurements are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only. Boundaries are approximate only and should not be relied upon



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