



11 Watkins Road Avalon Beach NSW

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Discover the perfect coastal lifestyle at this highly desirable North Avalon address.

View : <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon-beach/residential/house/7845169>

Featuring two homes on the one block. At the front of the property is a sun soaked three bedroom residence, that boasts a recently renovated kitchen and new bathroom. Experience the ease of single level living with a large entertainers balcony that enjoys valley vistas, plus a lock-up garage.

Privately nestled at the rear of the block, is a charming one-bedroom fully self-contained cottage. Step inside to find polished timber floors, high ceilings within the dining/living space, accompanied by a chic kitchen and bathroom. The large entertaining deck, flows directly off the living area and has a sunny Northerly aspect and offers an excellent opportunity for adaptable living arrangements or rental potential.

Enjoy the large near level grounds that bask in sunlight all the day.

Just a stone's throw away from the coastal pathway along the oceanfront reserve, this home is a leisurely five-minute stroll to North Avalon shops, Barrenjoey High School, and convenient city bus transport.

This is a rare opportunity to own your own piece of North



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