

1/15 Old Barrenjoey Rd, Avalon Beach, NSW, 2107



Apartment For Sale

Wednesday, 15 January 2025

1/15 Old Barrenjoey Rd, Avalon Beach, NSW, 2107

Bedrooms: 2

Bathrooms: 2

Parkings: 2

Type: Apartment



Matt Hardy
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Belinda Hardy
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Unique. Convenient. Generous.

Set over two stunning levels with lift access, this unique apartment offers 222 sqm on title and all the conveniences of Avalon Village right at your doorstep.

From the moment you step inside, you'll feel at home with beautifully curated interiors and a generous layout, designed for modern living and effortless entertaining.

The entry-level flows seamlessly, showcasing a gourmet kitchen with huge island bench, induction cooktop, ZIP tap, and plenty of storage. Spacious dining and living areas open onto a generous undercover entertainers balcony with a lovely leafy outlook and functional BBQ space.

This level also includes a versatile flex room that can serve as a second living, office, or a possible 3rd bedroom if doors were added, along with a remote Velux skylight. Additionally, there is an oversized laundry combined with a guest powder room and convenient under-stair storage.

Upstairs is well designed with a vast master suite featuring an ensuite bathroom, floor-to-ceiling robes, and a huge sun-filled terrace that offers complete privacy.

The second bedroom also features built-ins and its own open-air terrace the perfect winter sun trap and ideal for cross-flow ventilation. A chic main bathroom with quality finishes completes the upper level.

Additional features include high ceilings, security/intercom access, ducted A/C throughout, ceiling fans, a remote Velux skylight, high-quality carpet, a double lock-up garage, and ample storage.

This is an extraordinary opportunity to secure a rare offering that perfectly balances coastal elegance and village convenience.

Outgoings:

Strata: \$2554 per quarter approx.

Council: \$424.50 per quarter approx.

Water: \$172 per qtr approx.

Disclaimer:

We have obtained all information in this document from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective purchasers are advised to carry out their own investigations.