

**13 Buyuma Place, Avalon Beach, NSW, 2107**



**House For Sale**

Saturday, 23 November 2024

13 Buyuma Place, Avalon Beach, NSW, 2107

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



Chyna Schreiber  
0299189933



Greg Griffin

## **Classic mid-century beach house, cul-de-sac setting**

With its lush cul-de-sac setting and close proximity to the village, this is an ideal home for families or downsizers. Capturing all the excitement of the modernist era, its clean architectural lines call to mind the classic beach houses built in Avalon during the 60s; the single level design is wrapped in galleries of glass, taking full advantage of a northerly aspect with an open plan layout and full-length entertaining deck.

An added bonus is the ground level studio, which functions beautifully as a home office, study or gym space, along with a fully fenced backyard. Ready to move right in and enjoy straight away, there's plenty of scope to make modest updates and further capitalise on its central village location.

- One of Avalon's most peaceful cul-de-sac settings; 803sqm parcel
- Classic beach house with mid-century modern architectural lines
- Single level living, open plan design and rear-northeasterly aspect
- Wide hardwood decks in front and back for easy-care entertaining
- Lush green views in every direction and a fully fenced backyard
- Modern, open plan kitchen offers a suite of contemporary appliances
- Three double bedrooms, two with built-ins plus large family bathroom
- Ground floor studio, timber floors, A/C, carport + off-street parking
- Easy level stroll to the village: shops, cafes, schools and beach