

**26 Bellevue Crescent, North Avoca, NSW, 2260**



**House For Sale**

Wednesday, 20 November 2024

26 Bellevue Crescent, North Avoca, NSW, 2260

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



Ben Crockford

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## Charming Beach Cottage

Combining charm, classic features, and exceptional versatility, this beautiful original North Avoca cottage offers the perfect blend of a tree-change lifestyle with seaside convenience. Situated within easy walking distance to both North Avoca and Terrigal beaches, this rare gem presents a unique opportunity to embrace the best of coastal living. Step inside the classic French doors to find vintage accents that bring warmth and personality to every corner.

Features include:

- On entry, you are welcomed by an open-plan kitchen and living and dining space, accompanied by beautiful timber floorboards that lead you towards the sunroom and gardens beyond.
- Three, light-filled bedrooms plus the option of a fourth, currently setup as a home office/rumpus room.
- The inviting sunroom is perfect for lazy afternoons, offering a tranquil space bathed in natural light overlooking the captivating gardens and bushland.
- Pristine, manicured gardens, with level lawn flowing out to your own private bush land.
- A well-maintained bathroom plus an additional second shower, toilet, and laundry at the rear of the property, perfect for washing the beach sand away.
- Additional highlights include a single carport, security system, reverse cycle air-conditioning, work shed, and a large water tank.
- Whether you embrace its original charm or add your personal touch, this home offers endless possibilities.
- Prime location just a short stroll to the beaches, vibrant cafes, restaurants, boutique shops, and essential amenities like schools, parks, and sports facilities.
- Set on 810sqm of land and 112 sqm internally, this opportunity offers convenient access to public transport, Erina Fair Shopping Centre, Gosford Train Station, and the M1 motorway.

This coastal sanctuary offers an idyllic lifestyle, seamlessly blending natural beauty with classic comforts. Contact Ben Crockford on 0406 456 498 today to schedule a viewing.