

**1 Wollstonecraft Avenue Avalon Beach NSW**

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Rarely will you find an untapped, 'diamond in the rough' like this one!

Huge, sunny level land, just 5 minutes walk to Avalon Beach and the same to the hustling and vibrant village.

The sea breeze flows through this sun drenched, north facing block and the opportunity to create a beautiful and comfortable home is obvious.

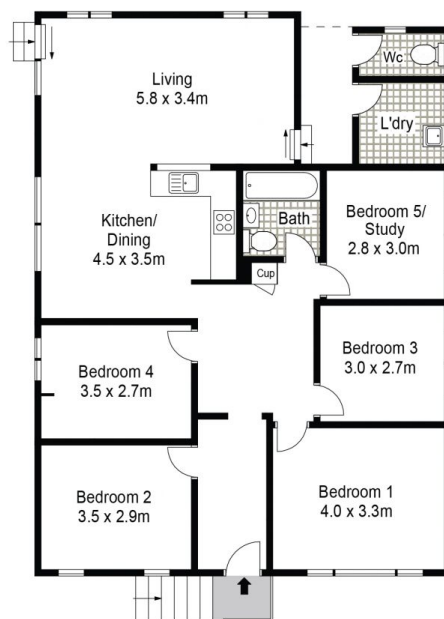
The existing home is very liveable right now and currently configured with five bedrooms, one bathroom plus an additional toilet. However there's plenty of scope to make your own alterations and additions to the floorplan or redesign a stunning brand new home on this prime level site!

**Price** : \$ 1,950,000

**View** : <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon-beach/residential/house/7265661>



**Andrew Blake**  
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**GROUND LEVEL**

Approx. Internal Area - 115 sqm



**SITE PLAN  
(NOT TO SCALE)**



Whilst **BLAKE Property** have made every attempt to ensure the accuracy of the floorplan and siteplan 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. Prospective purchasers should make their own independent enquiries.

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