



22 Kevin Avenue Avalon Beach NSW

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There's a lot to love here! Tastefully styled, meticulously maintained and located in one of Avalon's favourite streets, 22 Kevin Avenue offers huge flexibility with a completely separate second dwelling and garden. This is a rare opportunity to secure a 2 home property; legally approved, separately metered and built to a high standard. Fabulous for multi-generational accommodation or a steady income stream. This is a real nest egg amongst the gum trees!

Price : UNDER CONTRACT

View : <https://www.blakeproperty.com.au/sale/nsw/north-ern-beaches/avalon-beach/residential/house/8018723>

Immaculate and charming 3 Bedroom house (single level living) with a 'studio' downstairs:

- ? Easy, level access parking
- ? A generous set back from the street plus a council easement to the side, provides insulated quiet and privacy
- ? Built in the 60's, thoughtfully renovated with crisp, neutral interiors, timber flooring and soaring ceilings
- ? Centrally located kitchen with ample storage, gas cooking



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Main Residence (Entry Level)

Main Residence Area: 110m²
Studio Area: 25m²
Secondary Dwelling Area : 59m²
Land Area: 740m²



**Secondary Dwelling
(Not In Position)**



(Not In Position)



**Studio
(Not In Position)**



Site Plan

Whilst BWRM & Blake Property has made every attempt to ensure the accuracy of the floor plan and site plan 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.



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