



# 59 Kevin Avenue, Avalon Beach

Auction	Monday 15 <sup>th</sup> June at 4:30pm	
Stats	4 Beds 2 Baths 2 Cars	
Land Size	556 sqm	
Construction	Weatherboard	
Build	1970's	
Heating / Cooling	Air Conditioning and ceiling fans	
Additional Features	Outdoor entertaining zones, polished timber floors, high ceilings, sky light, original sandstone pathways, guest powder room, built ins and deck access.	
Location	Central Avalon location – 1km to to Avalon Village and Beach, kindergartens, schools and parks	
School Catchments	Avalon Primary School Barrenjoey High School	
Rates Approx.	Council : \$521 pq approx.	Water: \$202 pq approx.
Rental Appraisal	\$1400 - \$1500 per week	
Parking	Lock up garage and carport	
Contact	Kelly Mulvihill   0435 177 153   <a href="mailto:kellymulvihill@mcgrath.com.au">kellymulvihill@mcgrath.com.au</a> Nathan Ford   0404 696 133   <a href="mailto:nathanford@mcgrath.com.au">nathanford@mcgrath.com.au</a>	

\*All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee it's accuracy and interested persons should rely on their own enquiries. All distances are approximate.

# McGrath