

McGrath



PROPERTY ADDRESS: 13 Ficus Avenue, Avoca Beach

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| Land size | 986sqm |
| Have they renovated since purchase? | Complete new build |
| Is the property owner occupied? | No - used as a holiday home |
| What is the reason for sale? | Deceased Estate |
| Is the cook top gas or electric? | Meile gas/induction cooktop, Multiple ovens and steam ovens |
| Is there any heating or cooling? | Ducted air conditioning, gas fireplace in main bedroom, ceiling fans |
| Is there Foxtel? | Yes |
| Is there NBN? | Yes |
| Is there any additional storage? | Storage under stairs, double garage, linen presses throughout, butlers |

Additional Features:

Secure gated entry
 Security Cameras
 Alarm
 Garden lighting
 Electric front gate
 Double car garage electric door
 Oak flooring
 Ducted air-conditioning
 Marble bathrooms throughout
 Heated towel rails
 Storage throughout under stairs/garage/linen press
 Lift
 Meile gas/induction cooktop
 Integrated Meile fridge
 Multiple ovens and steam ovens - Meile
 Butlers pantry
 Stone bench tops
 Large internal laundry with outside access
 Bar with vintec wine fridges
 Stone gas fireplace
 In-floor power in lounge room
 Outdoor kitchen with built-in bbq
 Fire pit
 Outdoor shower
 Study with cabinetry
 Second living/media room
 WIR in master
 Gas fireplace in master bedroom
 Master w/ private balcony overlooking lagoon and ocean
 Bedrooms with built in
 Electric blinds
 Pop up TV end of master bed
 Ceiling fans
 Gas hot water
 Water tank at front
 Gas bottles

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| Nearest schools & catchment | Avoca Beach Public School Terrigal High School Copacabana Public School |
| Distance to the beach | 50 meters |
| Distance to the Motorway | 22km |
| Distance to Train Station | 16.9km |
| Distance to Shops | 100m |

* All information is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own enquiries. All distances and sizes are approximate.