



## 12 Gardere Avenue CURL CURL NSW

3 3 1

On the market for the first time in approximately 25 years, this northeast-facing home presents a rare opportunity for beach-loving families. Boasting panoramic ocean views from its elevated position, its enviably placed within sandy footsteps to South Curl Curl Beach, Gusto caf?, surf lifesaving club, ocean pool and coastal walk. The home enjoys a versatile layout over two levels with an indoor/outdoor flow and a deep level rear garden. Central to Manly, Dee Why and Warringah Mall, its move-in ready while offering scope to enhance and capitalise.

**Type** : House

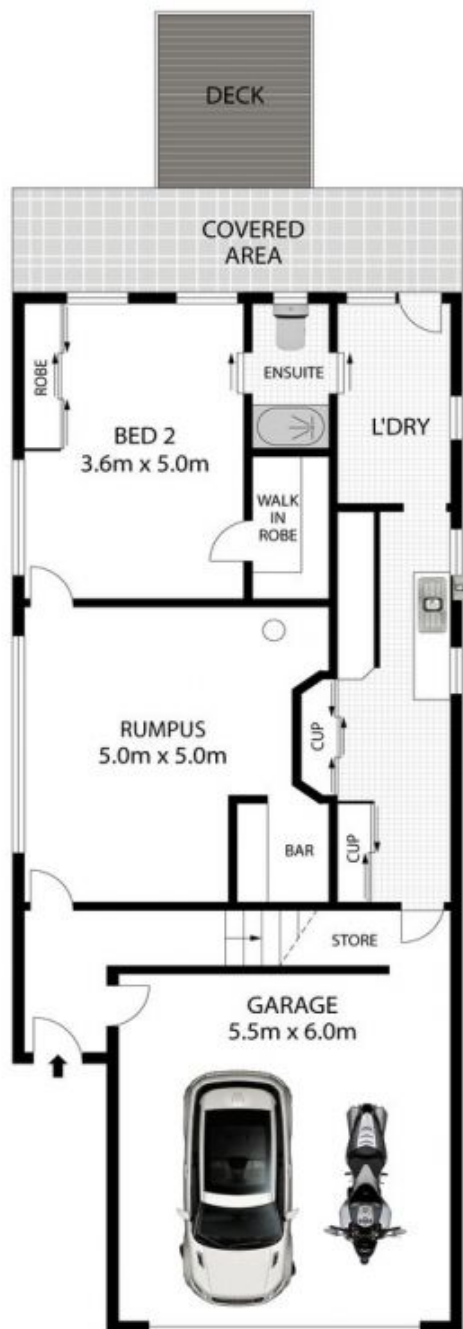
**View** : <https://www.oneagencyhazlettpoole.com.au/sale/nsw/northern-beaches/curl-curl/residential/house/7921892>



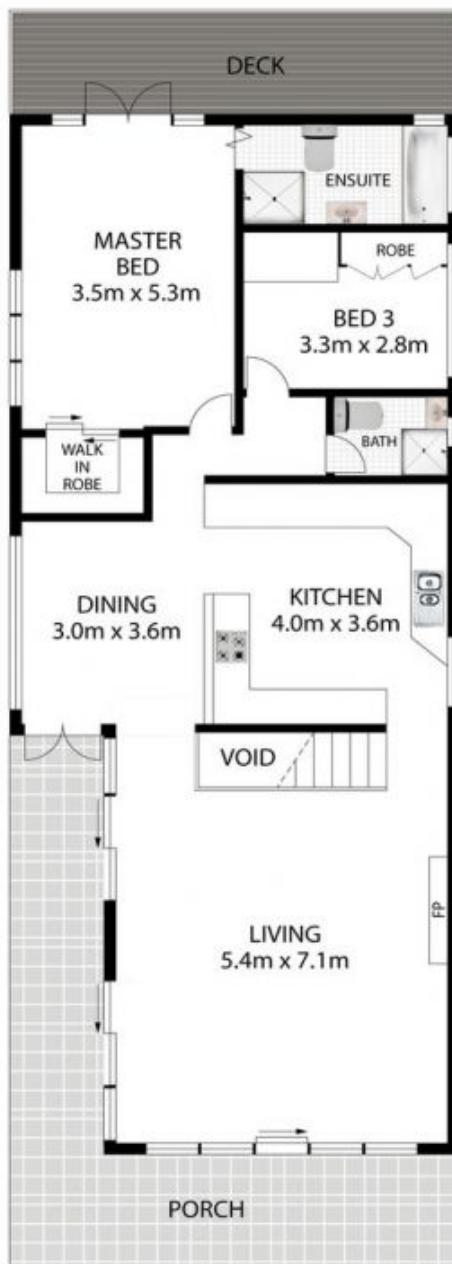
**Robyn Hazlett-Poole**  
02 8038 1200

Huge family room flows to a wrap around terrace  
Open plan kitchen/dining, functional appliances  
Deep level rear garden wonderful for kid and pets  
Unique self-contained ground floor bedroom suite

[For full version visit the website](https://www.oneagencyhazlettpoole.com.au)



GROUND FLOOR



UPPER FLOOR



SITE PLAN

**CURL CURL**  
**12 GARDERE AVENUE**  
 \*INTERNAL FLOOR AREA APPROX 228m<sup>2</sup>  
 INCL GARAGE



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS RE APPROXIMATE.  
 This floor plan is provided for indicative for purposes only. Measurements are approximate and not to scale.  
 The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent inquiries.

**ONE AGENCY**  
 HAZLETT & POOLE