

PRIVATE FAMILY RETREAT

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Property Type: House

15 Solander Road,

Avoca Beach

SOLD FOR: \$1,317,500

Beds: 3

Baths: 2

Garage: 2

Land Size: 1641m²

Property Description

Created over 2½ levels and taking full advantage of the idyllic bushland setting is this attractive open plan family home. The property is privately positioned on the lowside of a massive 1642m² block & is accessed via an established subtropical garden with flowing water and mature ferns and palms.

The entry hall leads to an impressive light filled space boasting masses of glass, vaulted ceilings and a stunning private bushland outlook. Solid timber floors, slow combustion fireplace and r/c air conditioning ensures all year comfort

The modern open plan kitchen enjoys loads of cupboards, casearstone benchtops, pantry and s/s dishwasher and large breakfast bar.

All 3 bedrooms are double size with b/in wardrobes, plus newly renovated high end travertine bathroom and laundry.

The lower level of the home is equally impressive. This huge second living or rumpus area runs the full width of the home, complete with its own bathroom, built-in storage and another full length deck area. This area has so much potential for teenagers/in-laws or work from home space.

To the side of the home is a second outdoor area and is the perfect entertaining area for family and friends. Room for the BBQ, outdoor kitchen, TV and more, complete with traditional thatched roof and huge heated spa. You need to see this! Only minutes from Avoca and Copacabana Beaches, shops, cafes. This family retreat is incredibly appealing.

Call Mark for details on 0419 439 387.

Council Rates: \$1,838.27

Water Rates: \$ 994.02pa

Potential rental: \$850-\$900pw

Disclaimer: Every care has been taken to verify the accuracy of the information contained in this document, but no warranty (either express or implied) is given by George Brand or its agent as to the accuracy of the contents. Purchasers should conduct their own investigations into all matters relating to the purchase of the property.

Property Inclusions

Avoca Beach and Copacabana beach just 3 min drive
Subtropical established gardens with waterfall and lighting
Vaulted ceilings to main living zone
Full length decks from both levels
Amazingly private setting with tranquil outlook
10 mins to Erina Fair 20 mins to Gosford CBD

Gallery

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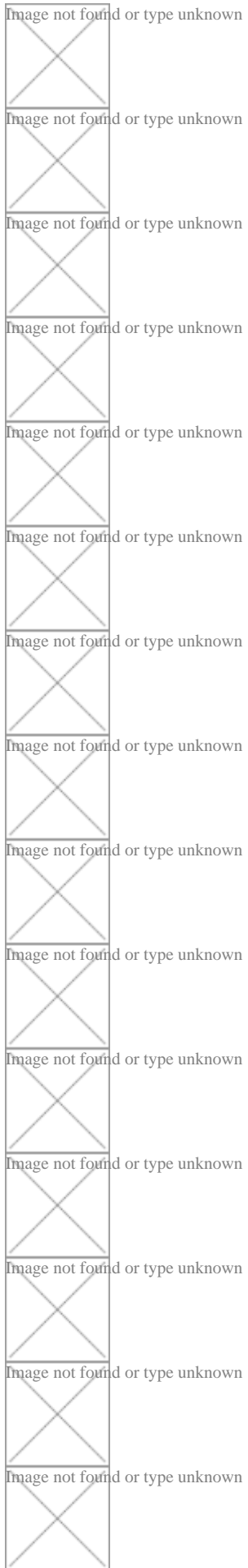
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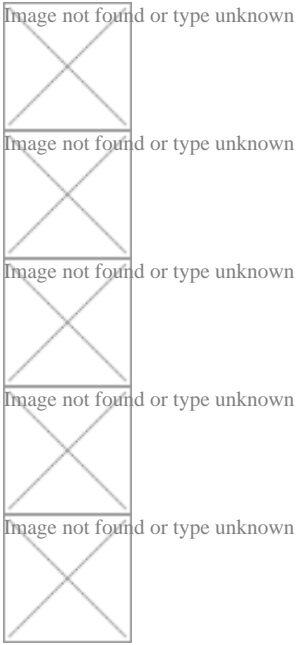
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Floorplans

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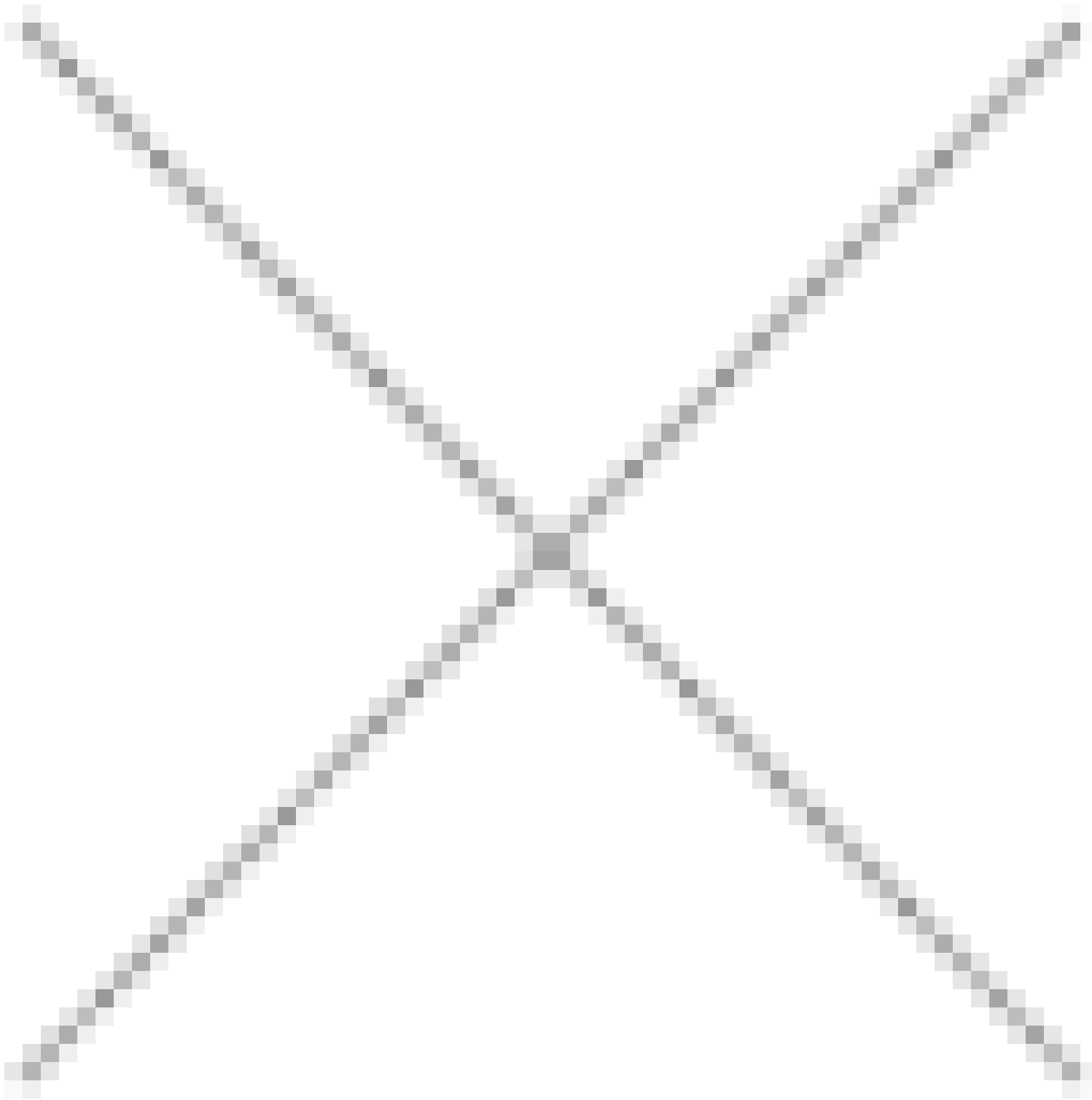


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Property Video

Location Map

Surrounding Sales Evidence

Below are some of the latest results we have achieved for our clients.



Sold: March, 2024 \$1,317,500

15 Solander Road, Avoca Beach

Beds: 3

Baths: 2

Garage: 2

Land Size: 1641m²



Sold: February, 2024 \$1,420,000

3 Dandenong Close, Avoca Beach

Beds: 4

Baths: 2

Garage: 2

Land Size: 788m²



Sold: February, 2024 \$1,428,000

1/55 Avoca Drive, Avoca Beach

Beds: 3

Baths: 2

Garage: 1



Sold: January, 2024 \$1,200,000

10 Clements Drive, Avoca Beach

Beds: 3

Baths: 1

Garage: 1

Land Size: 740m²



Sold: December, 2023 \$1,150,000

60 Hillside Road, Avoca Beach

Beds: 3

Baths: 2

Garage: 2

Land Size: 740m²



Sold: November, 2023 \$1,550,000

15 Moores Road, Avoca Beach

Beds: 4

Baths: 2

Garage: 2

Land Size: 770m²

Property Contract

Click to Download

[Property Contract](#)

Buying Tips & Advice

[What you Need to Know when Purchasing Buy or Sell First Renovate or Relocate First Home Buyers Guide Buying Property Through Superfunds](#)

Make an Offer

To make a formal offer on this property, please fill in the form below and we will give you a call to discuss your offer further.

Please note that this written Notice of Offer does not bind either party to an agreement, the buyer may change their mind at any stage up to exchange of contracts with no penalty. Should there be multiple offers of the same figure terms and conditions will be investigated or a second round of offers will be announced.

* required field

Name: *

E-mail: *

Phone Number: *

Offer: *

Settlement Terms/Comments:

Register for Buyer Alerts

If you would like to join and be kept up to date with all properties suitable coming to the market and even those that are not advertised.

* required field

Name: *

E-mail: *

Comments:

*

Phone Number:

Suburb Information

AVOCA BEACH

Much loved by generations of families who return every year, Avoca Beach is regarded as the jewel of the Central Coast.

WEB DJI 0700 8x

Well known for its pristine, patrolled beach and relaxed lifestyle, 4319 people currently call Avoca Beach home since the last census. There's no doubt that life here revolves around the ocean, with great fishing, surfing and swimming. Established in 1948 the Avoca Beach Theatre is an historic institution and The Pines area on the beach a popular wedding venue. The Avoca Beach Surf Club with its stunning views hosts functions large and small. A monthly market is held for local growers to showcase their wares and is always well attended.

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Avoca Beach village has all the essential services – doctor, dentist, chemist, newsagent - plus the best butcher for miles! Tennis courts, paddle boarding on the lake, or relax at one of the cafes – there's enough to keep all the family amused.

The median house price is \$1,410,000 (as at June '23), with a sales growth over the past 5 years a healthy 77.1%. Many have realised the proximity to Sydney (93 kms on the M1), is do-able and so can fulfil their seachange dream without sacrificing a career in the 'big smoke'.

Similarly, rental properties hold a median price of \$785 (as at June '23). This has increased by 13.4% over 5 years and rentals remain a very strong investment tool. Rental enquiry and applications are continually busy.

Holiday rentals are hugely popular and the range of options for holidaymakers increases yearly. Many families have been coming to Avoca for 30 years, quite often booking the same property every holiday. Investment in any type of holiday accommodation will prove a winner.

This jewel in the crown has something for everyone. Buy, rent, holiday lease or just come for a visit – it's waiting for you.

Lifestyle Video

George Brand Real Estate

George Brand Real Estate began operating in 1970 at Copacabana and has grown into one of the largest and most successful Real Estate networks on the Central Coast. Today we're one of the Central Coast's most successful real estate agencies, with a network of 7 offices covering what has become the Central Coast's most sought after residential corridors of Avoca Beach, Copacabana, Kincumber, Kariong, The Entrance, and Wyee.

We have unsurpassed local knowledge and an enviable track record of success, more sellers, buyers, landlords and tenants trust George Brand with their property transactions.

Whether you're looking to purchase, rent or sell your home our aim is to make your real estate experience as pleasant and successful as possible. All offices strive to deliver the same exceptional service to the same impeccable standard.

Our team of experts can guarantee unrivalled levels of knowledge and market insight to ensure a better real estate experience for you. We sell more than 700 properties per year....that's nearly 2 homes a day and have one of the largest rent rolls on the Central Coast. This means we are speaking with more buyers, investors and tenants than any other agent. Very few buyers on the Central Coast would buy a property without talking to George Brand.

Agent Details

Mark Kelly at Kariong

Contact Mark Kelly

0419 439 387

02 4340 2424

mark@georgebrand.com.au

Following in his father's footsteps, Mark began his real estate career in 1986 with George Brand Real Estate. Since this time he has been an integral part of the growth and development of the George Brand Group across the Central Coast. His involvement with ongoing training and leadership of the company as the group strives to maintain its envied reputation.

Mark and his wife Lisa have lived and loved the Central Coast all their lives and Mark's knowledge across the Central Coast is second to none.

Now the Principal partner of George Brand Kariong, his philosophy is simple "provide the finest complete real estate service".

Mark loves the challenges of running a real estate business and relishes the opportunities like working with the first home buyers trying to secure their first home to dealing with clients of million dollar properties.

As the auctioneer for the George Brand group, Mark's experience and knowledge of all types of real estate on the Central Coast is invaluable.

Community involvement and support is vital to the success of any local business and the Kariong office is proud to be the major sponsor of the area's largest sporting club, "Kariong United Football Club".