



*Priced at*

**\$829,900**

## About the Property

Refined 1.5 Acre Estate Near Avalon Beaches  
Multi-Generational Design 3 Car Garage  
Expansion Potential Just moments, only 3 miles, from the pristine shoreline of Avalon Beaches, this exceptional Brook Ridge estate offers a rare blend of privacy, scale and sophisticated versatility on 1.5 acres of manicured grounds. Designed with intention and flexibility, the residence features a gracious multi-generational layout with two distinct bedroom wings, each with private baths, thoughtfully connected by an inviting sitting room anchored by a gas fireplace, creating both separation and togetherness. The main living level is rich in light and comfort, centered around an eat-in kitchen with Silestone countertops, center island, and generous dining area ideal for both everyday living and ente ...



## Features

- 3 Bathroom
- Patio
- Outside Shower
- Kitchen
- Eat-In-Kitchen
- Pantry
- 4 Bedroom
- Storage Building
- Living Room
- Den/TV Room
- Dining Area
- Laundry/Utility Room

Give me a call!

[www.monihan.com](http://www.monihan.com)