

Hamptons

INTERNATIONAL



32 Avoca Road, Blackrock, Co Dublin, A94V207

5  4  3 

GUIDE PRICE

£1,470,000

(€1,695,000)

Property details



Attributes

-  **Garage**
-  **Near to beach**
-  **Private parking**
-  **Garden**

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Description

5 bedroom house for sale DNG are proud to present No. 32 Avoca Road to the market—an exceptional, detached five-bedroom family residence of impressive scale and quality. This is a rare opportunity to acquire a truly attractive home, ideally positioned on one of the area's most prestigious roads, and built by Castlethorn Developments in 1994. Extending to approximately 215 sq.m (2,314 sq.ft), this superb property has been meticulously maintained and offers bright, generously proportioned accommodation thoughtfully arranged over two floors. The home is further enhanced by a beautifully private rear garden, bordered by mature trees, shrubs and hedging, and mainly laid in lawn, perfect for outdoor entertaining. To the front, there is ample off-street parking along with a detached garage. The interior is presented in excellent condition throughout, combining elegance with a practical layout ideal for modern family living. The accommodation briefly comprises an entrance porch, welcoming hallway, drawing room, dining room, kitchen/breakfast room, utility room, and a versatile snug/home office/playroom, along with a guest WC. Upstairs, there are five spacious bedrooms—two with en suite bathrooms and one featuring a walk-in wardrobe—alongside a well-appointed family bathroom. Blackrock remains a highly sought-after location for families, thanks in large part to its outstanding selection of both primary and secondary schools. Within walking distance are Willow Park, Blackrock College, St. Andrew's College and Carysfort National School. A range of other excellent schools—including Coláiste Eoin and Íosagáin, Oatlands College, Newpark Comprehensive School, Booterstown National School and Holly Park—are also nearby, while St. Michael's College, Teresians and Mount Anville are easily accessible. The area boasts a wealth of amenities, with Blackrock Village recently benefiting from a significant regeneration programme. The vibrant village offers an excellent choice of shops, cafés, gastropubs and restaurants. Blackrock DART Station provides frequent services to the city centre, while numerous bus routes along the N11 and Rock Road—including the 46A, 4 and 7—offer convenient transport options. Aircoach services are also available from nearby Mount Merrion Avenue and Frascati Shopping Centre. There is no shortage of recreational facilities in the vicinity, including Blackrock Park along the seafront, Carysfort Park, Dún Laoghaire Pier and Yacht Club, Stradbroke Rugby Club and Seapoint Beach. Blackrock Bowling and Tennis Club is also nearby and welcomes new members, offering active programmes for both juniors and adults throughout the year. Viewing of this outstanding home is highly recommended!

FEATURES

- Substantial 5 bedroom, 4 bathroom, detached family home
- Spacious accommodation c. 217 sq.m/ 2,336 sq ft
- Superbly located on Avoca Road
- Presented in excellent condition throughout
- Off street parking to the front in gravel driveway
- Detached garage to the side
- Large master bedroom with walk-in wardrobe & ensuite
- Beautiful, private rear garden with paved patio area and awning
- Gas fired central heating
- Close to many local amenities and Carysfort Park
- Within a short walk of the DART, multiple bus routes and Blackrock Village
- Within easy reach of multiple primary and secondary schools including Blackrock College and Carysfort NS

ACCOMMODATION
(Measurements as per floor plan)

Entrance Hallway Guest W.C. Office/ Study Living Room Dining Room Kitchen Family Room Bedroom 1 Ensuite Walk-in Wardrobe Bedroom 2 Ensuite Bedroom 3 Bedroom 4 Bedroom 5 Bathroom Garage

Please note that some images are CGI and for illustrative purposes only.



















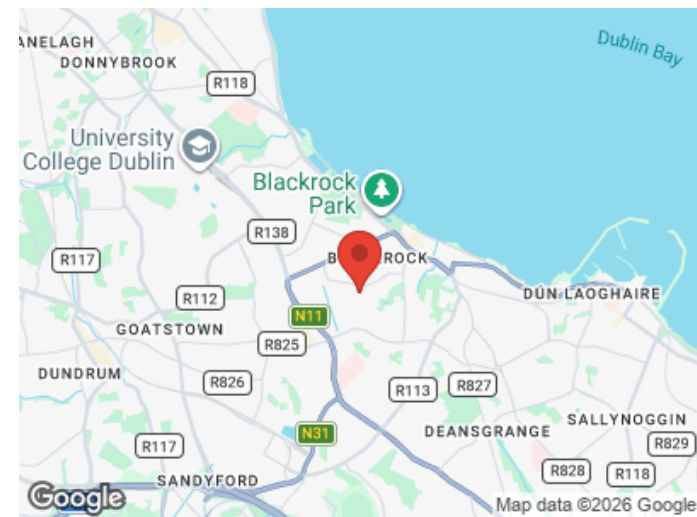
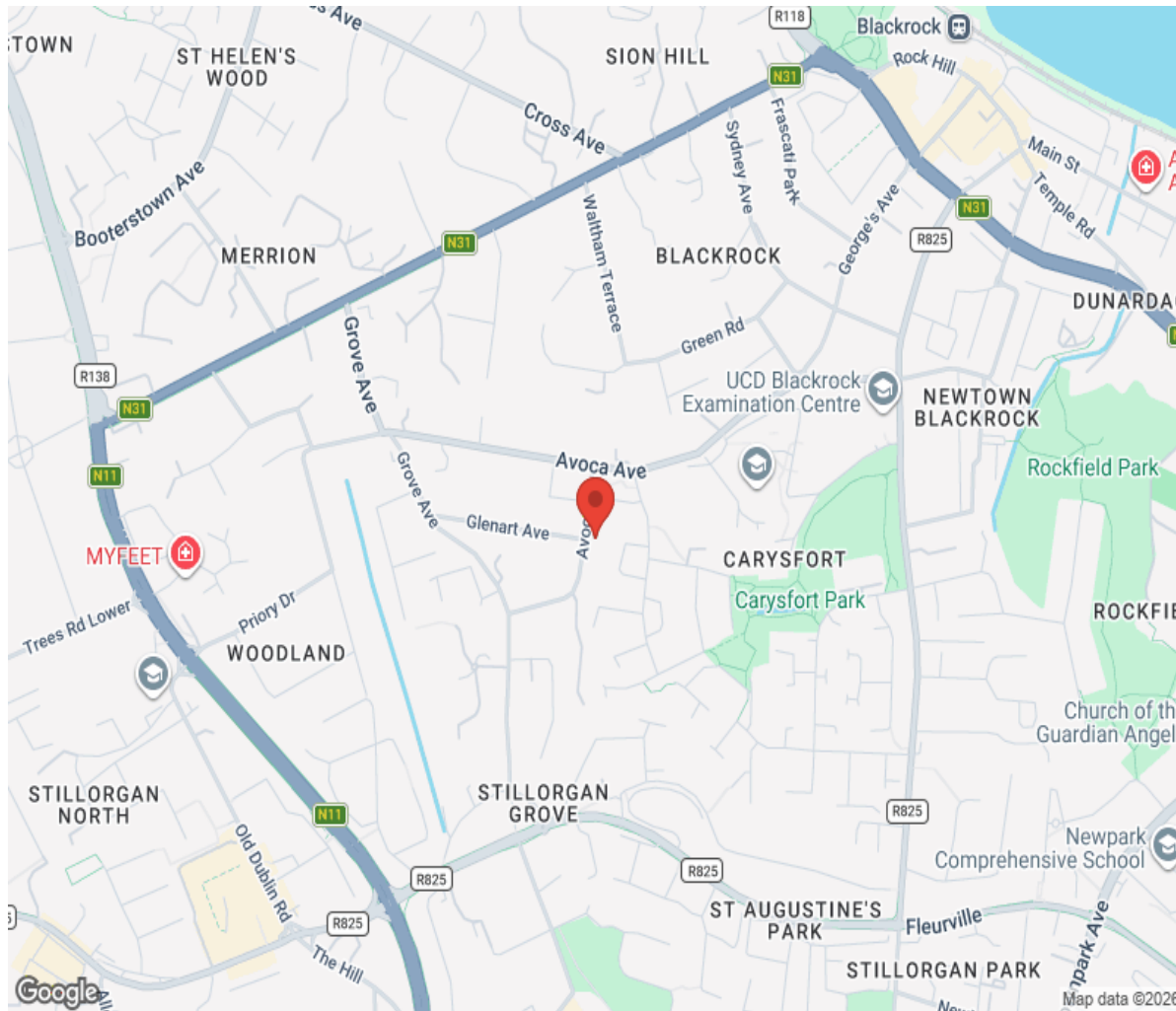




Floor plan



Location



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