



31 Elaine Avenue, Avalon Beach

## Stylish Avalon Home with Lush Tropical Gardens

Nestled in one of Avalon's most sought-after cul-de-sacs, this beautifully renovated beach house offers the perfect blend of coastal charm, modern comfort, and relaxed family living. Set on an expansive 1,126sqm block just 500m from North Avalon Beach and an easy stroll to Avalon Village, this unique home is surrounded by lush tropical gardens that create a private, resort-like sanctuary.

### Property Features:

- Spacious split-level layout with original cottage and seamless extension
- Open-plan living, dining and kitchen area filled with natural light
- Private upper-level parents' retreat with walk-in robe and ensuite
- Three other generous bedrooms with built-in wardrobes, including one with a built-in study desk
- Modern kitchen featuring stainless steel benchtops, island bench, Smeg oven and gas cooktop
- Stylishly updated bathrooms
- Large entertainer's deck with built-in BBQ connection & outdoor sink
- Outdoor bath & shower, perfect after beach days
- Timber boardwalk winding through tranquil landscaped grounds,

4 🏠 3 🚿 3 🚗

**FOR RENT**  
\$2,200.00 pw

**VIEW**  
By Appointment

**AGENTS**  
Kristy Frazer  
0449 556 522  
rentals@ljhpb.com.au

Kristy Frazer  
0449 556 522  
rentals@ljhpb.com.au

**AGENCY**  
LJ Hooker Palm Beach  
(02) 9974 5999

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- with firepit area
- Internal laundry and extensive storage/workshop space under the house
- Large undercover carport plus additional off-street parking
- Timber flooring, high ceilings, exposed beams and French doors throughout
- " Plantation shutters and ceiling fans for year-round comfort
- " Easy access to local schools, Avalon Village shops, cafés and public transport

12 month lease available.

Please contact Kristy Frazer at [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au) or 0449 556 522 with any questions or to arrange a private inspection.

## MORE DETAILS

|               |   |
|---------------|---|
| Property ID   | BV8F6Z  |
| Property Type | House   |
| Including     | Ensuite<br>Built-in-Robes<br>Close to Schools<br>Close to Shops<br>Close to Transport |

### Kristy Frazer 0449 556 522

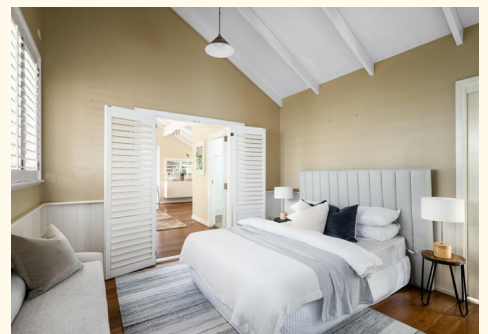
Senior Property Manager | [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au)

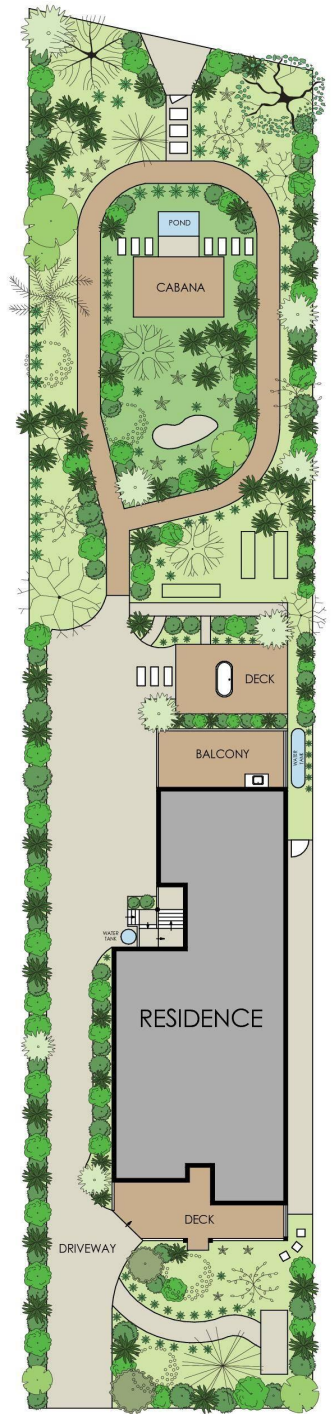
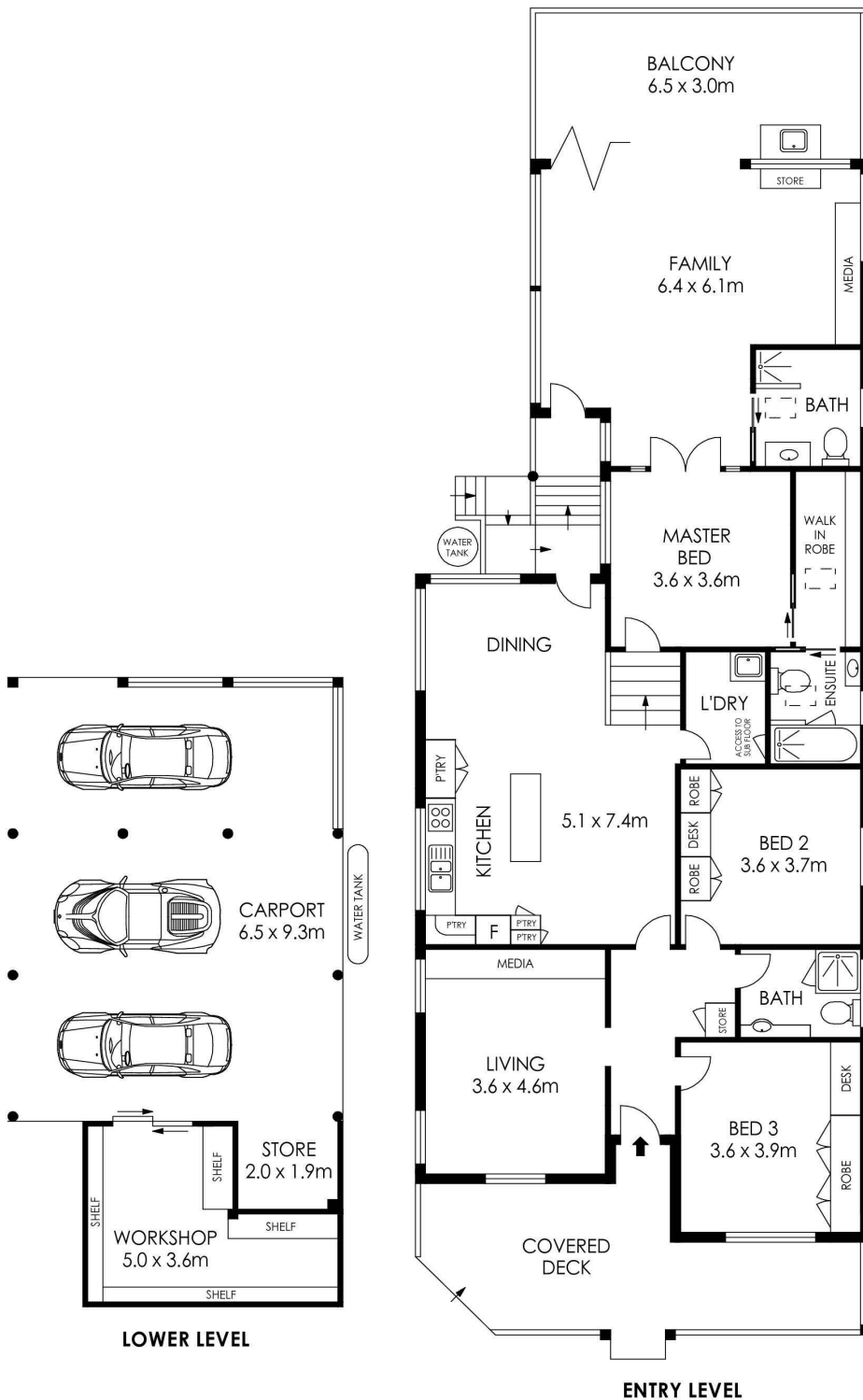
### Kristy Frazer 0449 556 522

Senior Property Manager | [rentals@ljhpb.com.au](mailto:rentals@ljhpb.com.au)

### LJ Hooker Palm Beach (02) 9974 5999

1073 Barrenjoey Road, PALM BEACH NSW 2108  
[palmbeach.ljhooker.com.au](http://palmbeach.ljhooker.com.au) | [office@ljhpb.com.au](mailto:office@ljhpb.com.au)





APPROX. INTERNAL AREA = 158 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 86 m<sup>2</sup>  
 TOTAL = 545 m<sup>2</sup>  
 LAND SIZE = 1126 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



# 31 Elaine Avenue, Avalon Beach



All information contained therein is gathered from relevant third parties sources.  
 We cannot guarantee or give any warranty about the information provided.  
 Interested parties must rely solely on their own enquiries.

