



13 Wandearah Avenue, Avalon Beach

Spanish Colonial character with a refined Mid-Century influence.

Havana House is a coastal residence defined by a distinctive sense of calm, ease and relaxation. Meticulously renovated over two years, the home blends the romance and relaxed grandeur of Spanish Colonial architecture with refined Mid-Century influences. Colour, texture and natural materials create richly layered interiors with a sophisticated yet relaxed character.

A combination rarely found in Avalon - a renovated home with a north-east orientation, Pittwater views, corner position, two street frontages, generous setback and quiet location - makes this an exceptional offering. Expansive glazing connects the interiors to the landscape, while hardwood decks wrap three sides of the residence, creating generous outdoor living zones. The principal entertaining deck, directly adjoining the living and dining areas, has the scale and versatility of a yard.

Throughout the day, natural light sweeps across the residence and newly established subtropical gardens, with views extending over Pittwater and Careel Bay towards Whale Beach. Biophilic design principles - natural light, ventilation, water views, organic textures and layered subtropical planting - enrich daily living and create a distinctive

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FOR SALE

Guide \$2.89m

VIEW

Sat 31st Oct @ 11:30AM - 12:00PM

AGENTS

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sense of escape.

The new Venetian-plaster kitchen combines craftsmanship with everyday functionality. A newly created home office zone provides acoustic privacy together with the flexibility for additional accommodation. This oversized suite features a wall of bi-fold doors, Pittwater and Whale Beach views and its own private street entrance, offering exceptional work-from-home flexibility. Completed in 2026, Havana House offers the considerable advantage of a fully finished home, with the major investment already undertaken.

- Meticulous two-year renovation completed in 2026
- Oversized home office or flexible accommodation suite with bi-fold doors, private entrance and new herringbone oak flooring
- Solid hardwood timber floors newly limewashed in Bona White
- New oversized hardwood entertaining deck
- Pitched ceilings, gable windows and new glass doors
- New Venetian plaster feature walls, splashbacks and alcoves
- New bathrooms, laundry and benchtops finished in trowelled and burnished Italian crushed-quartz microcement with high-end tapware
- Slow-combustion fireplace
- New premium custom-designed marine-ply joinery and artisan detailing throughout
- Numerous new designer pendant lights, new electrical wiring and extensive electrical upgrades
- Lavish north-east parent's retreat with walk-in robe, skylight, new ensuite, private north-facing deck and new Wi-Fi-controlled air-conditioning
- Stylish bedrooms with built-in robes, new ceiling fans and custom detailing
- Additional study nook and substantial in-home storage
- High-access under-house storage
- Three separate entrances to the residence
- New laundry alcove with externally vented dryer and two stainless-steel clotheslines
- Extensive new built-in shelving, cubes, display ledges, racks and rails
- New reverse-cycle air-conditioning and heating, plus two gas heating points
- Internal-access double remote garage
- Sweeping curved wharf-timber driveway with new marine-grade membrane grit finish, bumpers and rails
- Extensive additional off-street and guest parking
- Three newly plumbed rainwater tanks with pump and remote on/off control
- New curved garden entry stairs, ramps, gates and retaining structures
- Comprehensive renovation compendium including plans, specifications, contacts, receipts and warranties
- Extensive list of generous non-standard inclusions, with curated artwork selected specifically for the home also available for purchase at a nominal additional cost
- Potential beside the front entrance for a spacious future gym, teen retreat or guest accommodation (STCA)

Inspect Havana House to fully appreciate the quality, craftsmanship and tranquillity that can only be experienced in person.

Disclaimer:

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regarding any property or information on this website.

MORE DETAILS

Property ID	X7QF58
Property Type	House
Land Area	702 m2

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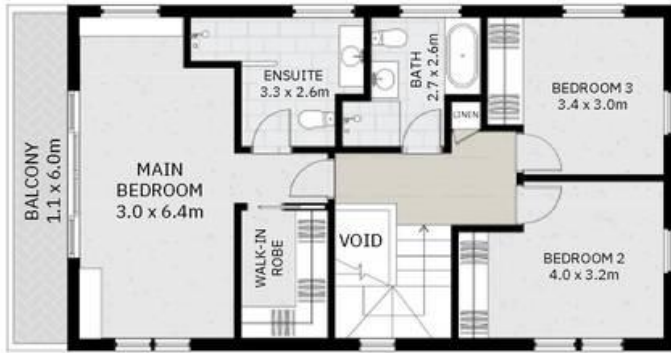
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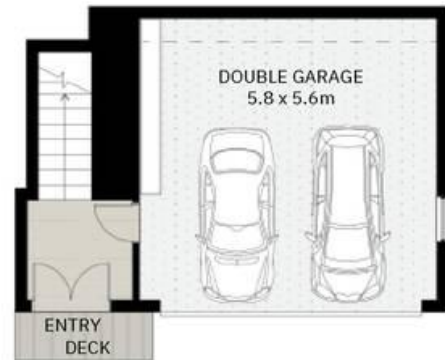
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UPPER LEVEL



MIDDLE LEVEL



ENTRANCE LEVEL



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INTERNAL AREA: 238M²
EXTERNAL AREA: 90M²
LAND SIZE: 702M²



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