




22 Elouera Road, Avalon Beach

5  4  2 

## Classic meets contemporary in a prime village setting

Weaving the classic architectural details of the past with today's polished lifestyle, this beachside cottage has been transformed into a home of timeless character and quiet luxury. A top-to-bottom redesign combines an inspired palette of richly-textured finishes, premium quality appointments and seamless indoor/outdoor flow.

Offering three distinct living zones, the interiors spill out to sun-drenched terraces, child-friendly lawns and the resort-style pool. It's a beautiful set-up for growing families with a self-contained suite at pool level and a generous home office on the main floor. Claiming over 1,100sqm with a northeast aspect, the location simply couldn't be better; it's a short stroll to the village, primary school, and beach.

- Northeast aspect; luminous interiors are flooded with natural light
- Vintage character, redesigned for a contemporary family's lifestyle
- Thoughtfully integrated layout offers both privacy and open plan living
- Designer kitchen: thick stone benches, French sink, Smeg gas range
- Seamless connection to north facing terraces, saltwater pool + lawn

**FOR SALE**  
Contact Agent

### AGENTS

Thomas Mackay  
0429 236 879  
tom.mackay@ljhavalon.com.au

Tina Friend  
0499 154 655  
tina.friend@ljhavalon.com.au

### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

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**

- Gorgeous master suite with walk-thru robes and double ensuite
- Purpose-built home office plus self-contained suite at pool level
- Hardwood floors, wood fireplace, glass louvres, plantation shutters
- Guest powder room, deluxe bathrooms, original sash windows
- Short walk to the village, beach, primary school and buses

**Disclaimer:**

All information provided, including but not limited to the property description, price, and address, has been supplied to LJ Hooker Avalon Beach by third parties. While we believe this information to be reliable, we do not guarantee its accuracy. Interested parties should conduct their own due diligence and seek independent advice regarding any property or information on this website.

**MORE DETAILS**

Property ID	WTHF58
Property Type	House
Land Area	1100 m2

**Thomas Mackay 0429 236 879**

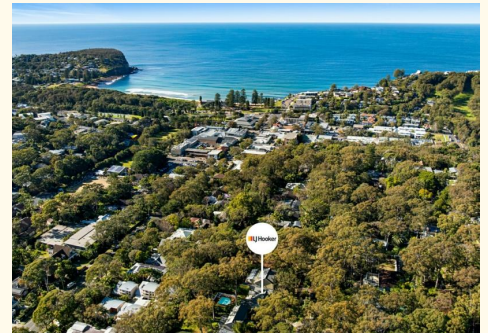
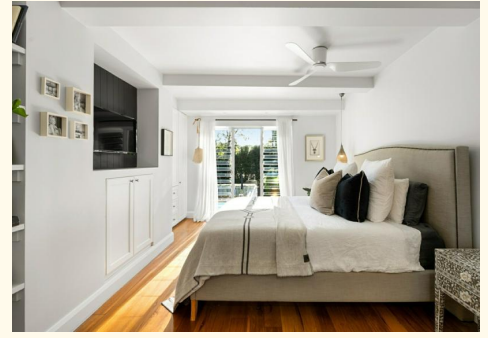
Director | Licensee in Charge | [tom.mackay@ljhavalon.com.au](mailto:tom.mackay@ljhavalon.com.au)

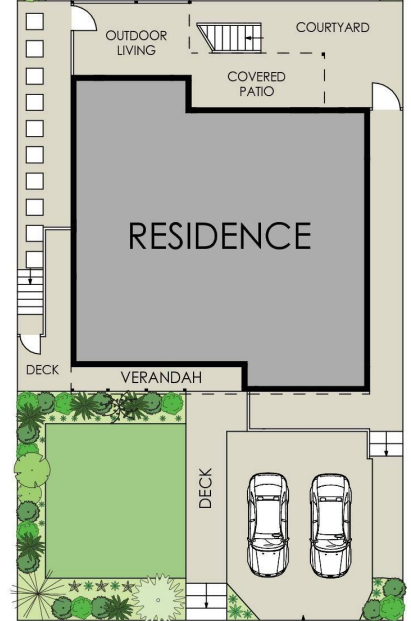
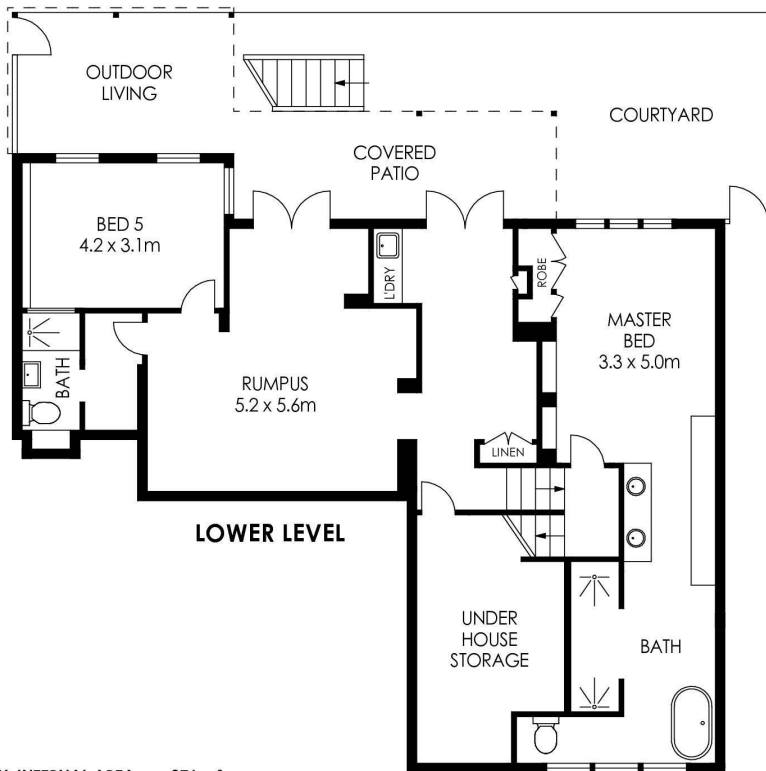
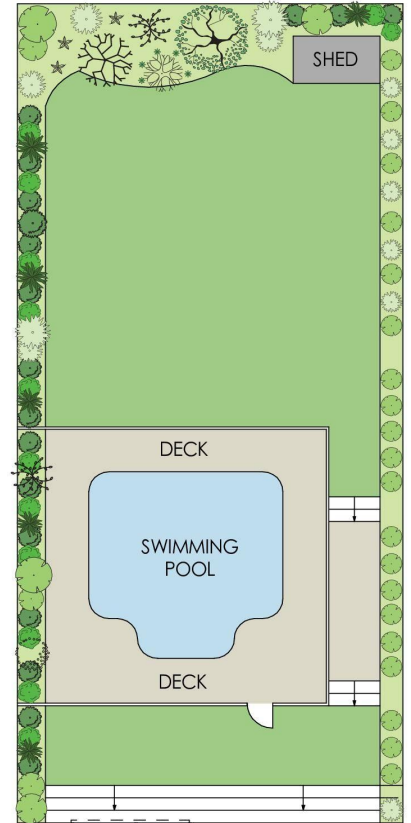
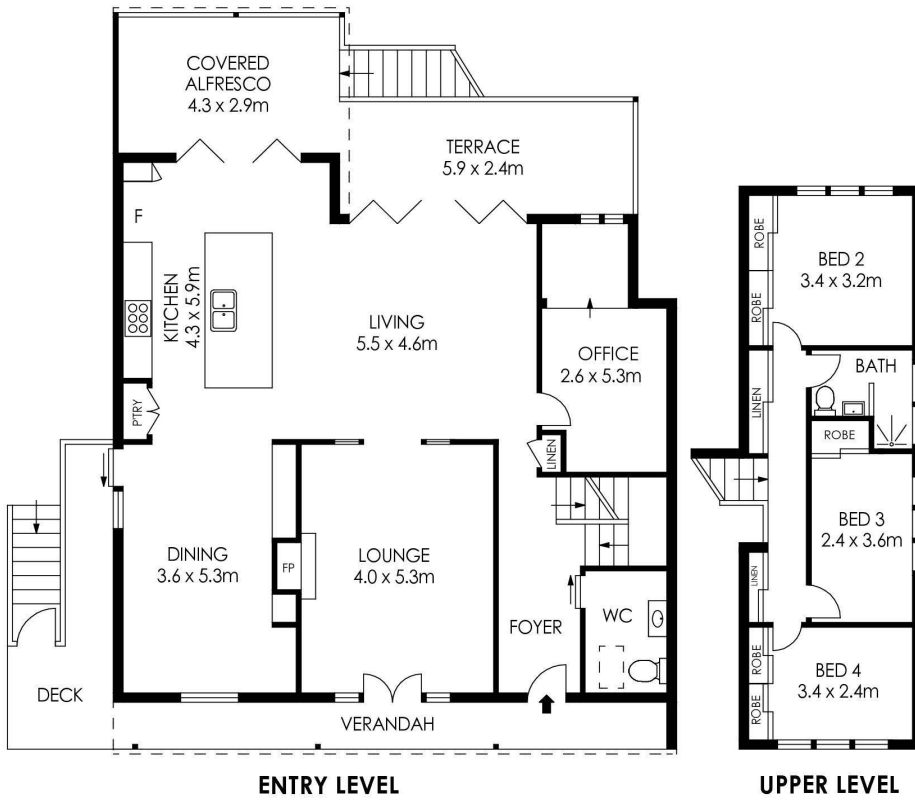
**Tina Friend 0499 154 655**

Sales Associate | [tina.friend@ljhavalon.com.au](mailto:tina.friend@ljhavalon.com.au)

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APPROX. INTERNAL AREA = 276 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 111 m<sup>2</sup>  
 TOTAL = 387 m<sup>2</sup>  
 LAND SIZE = 1100 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



## 22 Elouera Road, Avalon Beach



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