







31 Elaine Avenue, Avalon Beach

Soulful Beach House on 1,126sqm, Close to the Beach

In one of Avalon's most coveted pockets, this classic beach house is one of the original homes that once dotted the gumtree-lined landscape. Tucked away in a peaceful cul-de-sac approx 500m from the golden sands of North Avalon Beach and an easy level stroll into Avalon village, 31 Elaine Avenue presents the perfect combination of modern convenience embracing laid-back lifestyle.

Set on a generous 1,126sqm block with a tranquil, meticulously landscaped garden, it's easy to tell a landscaper once lived here. A timber boardwalk weaves through established greenery, while an outdoor bath and shower, firepit, and towering palms create a resort-like sanctuary. It's a wonderland for children, a haven for gardeners, and the perfect place for entertaining or unwinding.

The cottage's unpretentious charm reveals itself immediately: a picture-perfect facade opens to light-drenched interiors spilling out to a front verandah and sun-lit rear entertaining deck. Character features are evident at every turn, with French doors, timber floors, high ceilings and exposed beams, complemented by thoughtful modern updates, creating a home that feels both soulful and contemporary.

4 3 3

FOR SALE
$3,400,000

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

Key features:

- Classic Avalon beach house beautifully blending heritage charm with modern upgrades; renovated throughout and bathed in natural light
- Versatile split-level design: original cottage and extension connected seamlessly
- Lower level features free-flowing open-plan kitchen/dining, living zone and bedrooms
- Upper level features a private parents' retreat overlooking the garden with a walk-in robe and ensuite
- Timber flooring, plantation shutters, and ceiling fans throughout
- Modern kitchen with stainless steel benchtops, island bench, Smeg stove and oven, and gas appliances
- Generous bedrooms with built-ins (one with a built-in desk) and beautifully updated bathrooms
- Effortless indoor-outdoor living: upper level opens to a timber entertainer's deck with built-in BBQ connection and sink, overlooking established tropical gardens
- Water tanks supply the lush, tranquil garden
- Internal laundry plus ample internal and under-house storage/workshop space
- Large undercover carport plus additional off-street parking perfectly accommodates family and guest and doubles as a sensational arena for backyard cricket and badminton
- Positioned in a highly sought-after Avalon enclave with a warm, family-friendly community
- " Prime location: approx 500m to North Avalon Beach, convenient laneway access to local schools, village shops, cafés and bus transport

A home that has quietly nurtured generations, this is a place where children can roam freely through the garden, long lunches unfold on the deck and everyday life feels unhurried. Close to the beach, village and schools, 31 Elaine Avenue offers not just a beautiful setting, but a way of life - relaxed, grounded and deeply connected to Avalon's coastal spirit.











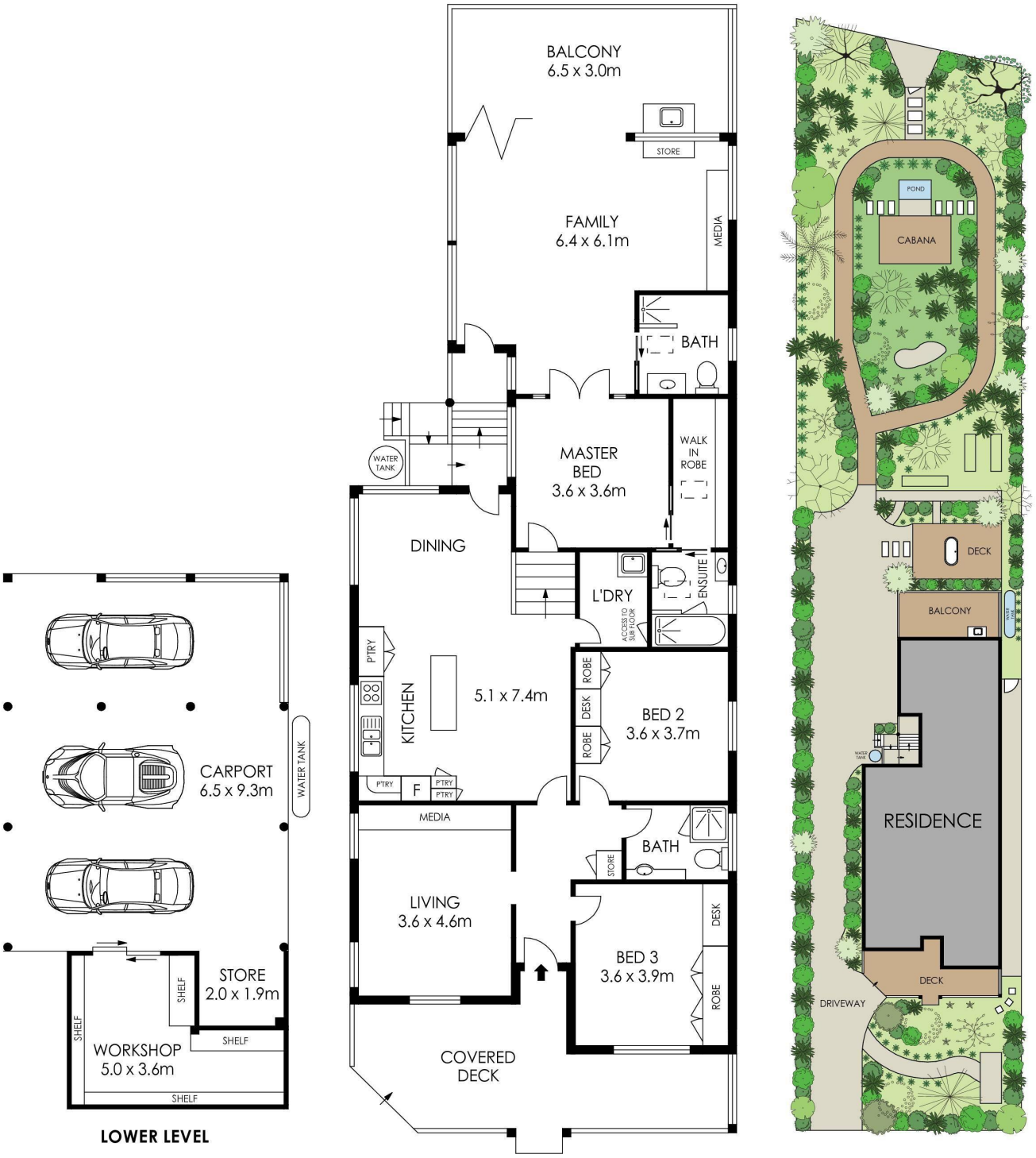
MORE DETAILS

Property ID	BSCF6Z
Property Type	House
Land Area	1126 m2

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APPROX. INTERNAL AREA	=	158 m²
APPROX. EXTERNAL AREA	=	86 m²
TOTAL	=	545 m²
LAND SIZE	=	1126 m²

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.

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