



63 Elvina Avenue, Avalon Beach

## Captivating beach cottage with style to spare

Ringed by storybook gardens, the delightful fae of this classic beach cottage gives way to a captivating, modern retreat bathed in all day sunshine. The well-zoned floorplan couldn't be better suited for families with its free-flowing layout, downstairs rumpus and self-contained garden studio. This is a home that fully embraces the concept of an indoor/outdoor lifestyle; the luminous interiors merge easily with the enormous entertaining deck, sparkling 10m pool and enclosed level lawns. It's a polished gem with style and character to spare, offering maximum flexibility for today's seamless mix of living, working and relaxing, while within a short level stroll of both the village and beach.

- Vintage charm beautifully integrated with contemporary updates
- Fantastic layout; primarily single level plus a downstairs rumpus
- French doors and original sash windows, wood-burning fireplace
- Interiors open to wraparound deck, 10m pool, child-friendly lawns
- Self-contained garden studio; ideal for lucky teens or guest suite
- Bright, open kitchen w/Miele gas cooktop; immaculate bathrooms
- Master suite opens to deck; all bedrooms with built-ins, ceiling fans
- Plantation shutters, underhouse storage, easycare 695sqm block
- Family-friendly pocket with a level stroll to both beach and village

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.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Avalon Beach  
(02) 9973 2999

 **LJ Hooker**

## MORE DETAILS

Property ID WNCF58  
Property Type House  
Land Area 695 m2

### Gordon Spring 0418 210 219

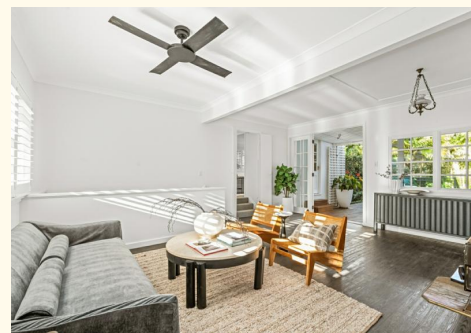
Conjuncting Agent | Calbaum Pty Ltd CLN 1541632 |  
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### Olivia Broomhead 0418 463 615

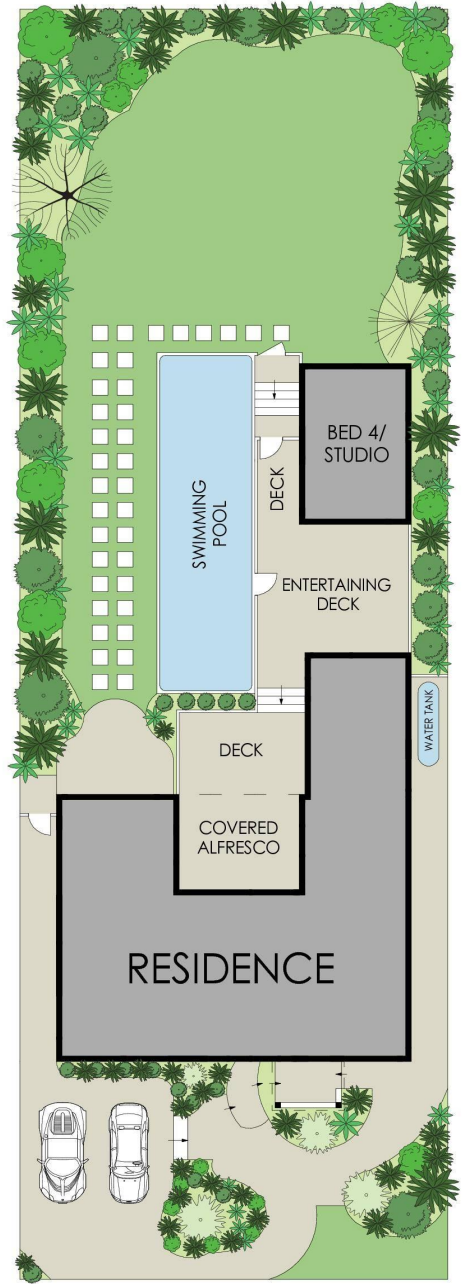
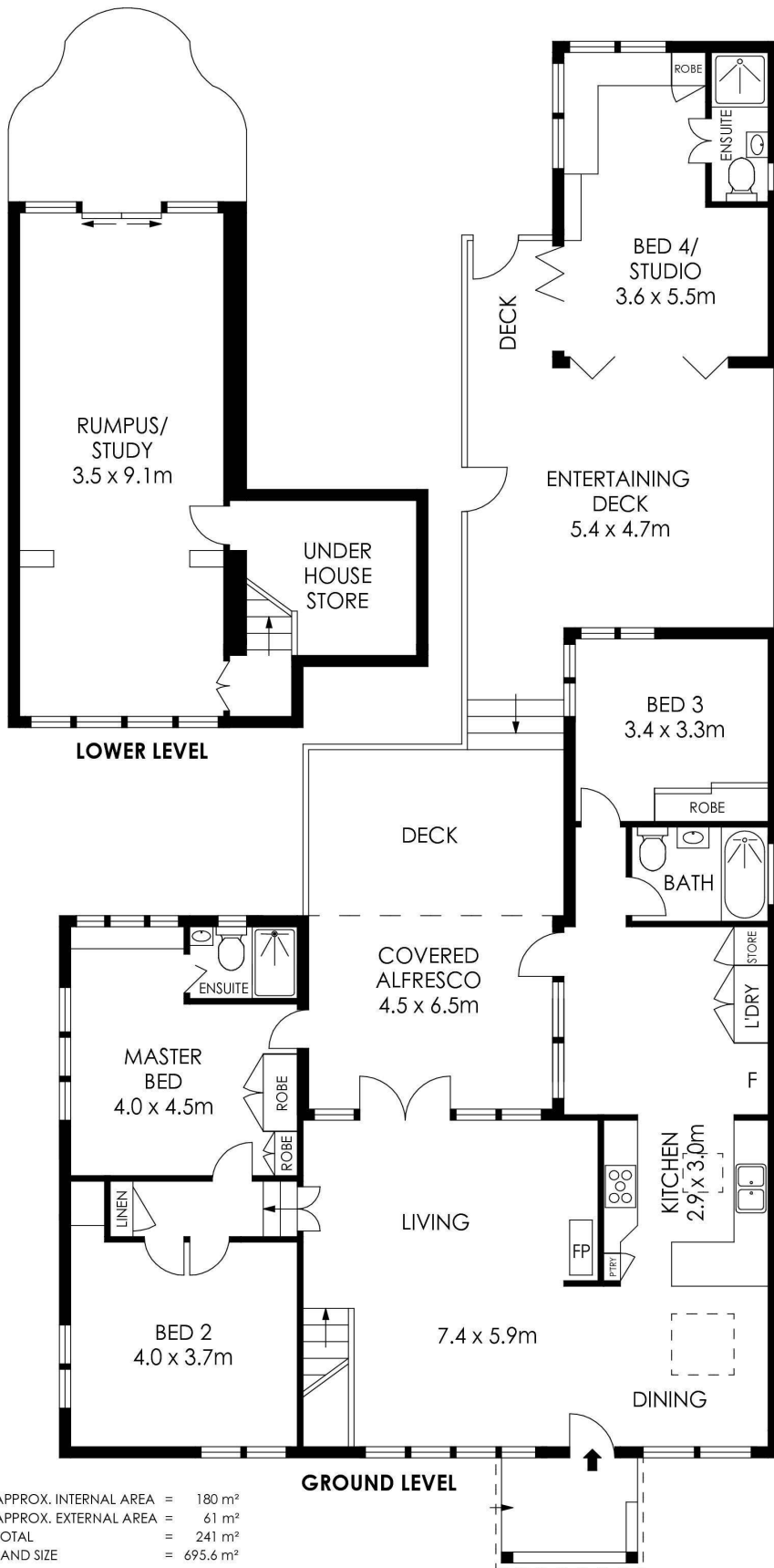
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### LJ Hooker Avalon Beach (02) 9973 2999

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APPROX. INTERNAL AREA = 180 m<sup>2</sup>  
 APPROX. EXTERNAL AREA = 61 m<sup>2</sup>  
 TOTAL = 241 m<sup>2</sup>  
 LAND SIZE = 695.6 m<sup>2</sup>

PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.



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