




11 Wurringulla Avenue, Elvina Bay

3  2  0 

Between The Bush & The Bay

Discover tranquillity at its finest with this exceptional 3-bedroom home nestled in the heart of Elvina Bay, just moments from the water's edge and South Elvina Ferry Wharf. Located on the edge of Ku-ring-gai National Park, this residence offers a perfect blend of nature and modern comfort.

Key Features:

- 3 Bedrooms upstairs with ample space and natural light.
- Two Large Living Areas, perfect for relaxation and entertainment.
- Family room with wood fire
- Windows across the front designed like the helm of a ship.
- At the helm is the dining area and the kitchen with granite bench tops & plenty of storage.
- Wide Entertaining Deck downstairs, ideal for outdoor gatherings.
- 2 Bathrooms, ensuring convenience with one on each floor.
- Family Room Upstairs, filled with natural light and opening to a veranda.
- Bushland Outlook, offering peaceful views and privacy.
- Less than 100m from the Water's Edge and South Elvina Ferry Wharf.

Surrounded by Nature:

Embrace the natural beauty of Ku-ring-gai National Park with wildlife,

FOR SALE
UNDER OFFER

AGENTS

Juliet Wills
0438 418 833
jwills@ljhmv.com.au

AGENCY

LJ Hooker Mona Vale
(02) 9979 8000

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**

waterfalls, and scenic walking trails at your doorstep. Whether you enjoy bushwalking, kayaking, or simply relaxing in a tranquil environment, this location offers the perfect escape from city life while still being easily accessible.

Neighbourhood:

Surrounded by quality homes, this property is part of a community that values peace, privacy, and the natural environment. Enjoy the convenience of nearby amenities while relishing the secluded feel of Elvina Bay.

This is an opportunity to live in harmony with nature, where every day feels like a retreat. Live the Elvina Bay Lifestyle - Your Sanctuary Awaits!

Disclaimer:

All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.

MORE DETAILS

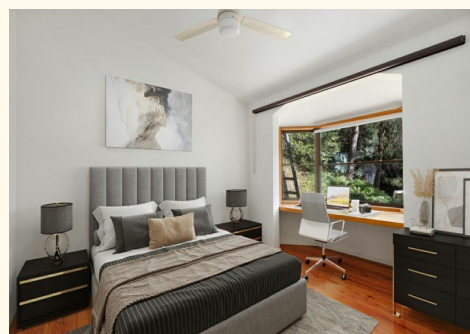
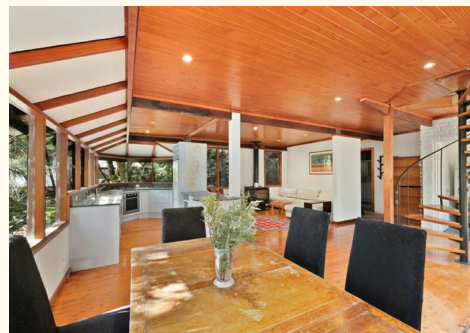
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Property Type	House
Land Area	841 m2

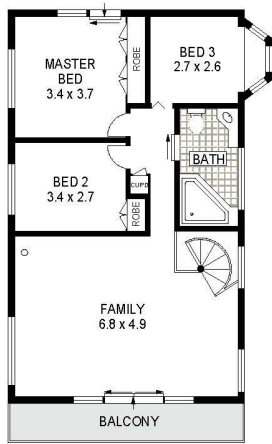
Juliet Wills 0438 418 833

Licensed Real Estate Agent | jwills@ljhmv.com.au

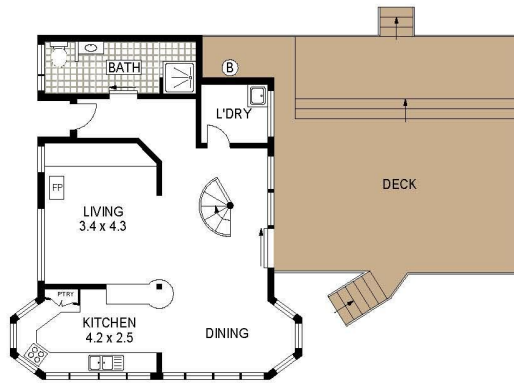
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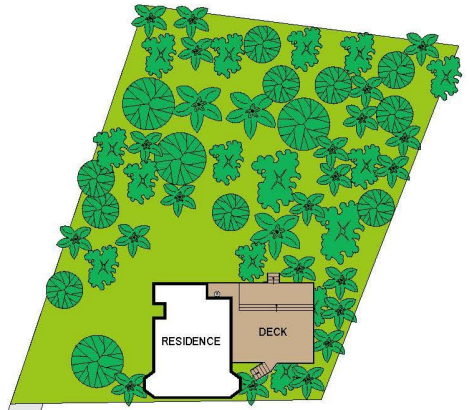




FIRST FLOOR



GROUND FLOOR



SITE PLAN (NOT TO SCALE)



Scale in metres. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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