



23 Wurringulla Avenue, Elvina Bay

## Bushland N/E Pittwater Hideaway. Private, Sunlit Split- Level Home

Nestled in the heart of Ku-ring-gai Chase National Park, this beautifully designed split-level home offers a lifestyle immersed in nature. With a sunny north-east aspect, open-plan living, and expansive outdoor spaces, it's perfect for those seeking peace, privacy and a strong connection to the outdoors.

- Lightfilled north-east aspect
- Open plan kitchen, dining and living area
- Sunken lounge with high ceilings opening to a large front entertaining deck
- Modern kitchen with walk-in pantry
- Split-level layout maximising space and flow
- Level rear patio and backyard surrounded by native bush
- Backdropped by national park, with abundant flora and native wildlife at your doorstep
- Explore nearby Waterfall and walking tracks

This is a boat-access-only community, adding to the peaceful, traffic free charm. Regular ferry and water taxi services operate daily from Church Point, which is just 10 minutes from Mona Vale. From there,

3 1 0

**FOR SALE**  
Sun Filled Bushland Retreat

**AGENTS**  
Lachlan Elder  
0418 224 180  
lelder@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

Sydney CBD is approximately 60 minutes away via car and ferry.

Elvina Bay is home to a vibrant creative community and offers a rare opportunity to live in a serene, natural environment without sacrificing access to essential amenities.

A true sanctuary in the bush, perfect as a permanent residence or weekend retreat.

**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**

Property ID	2WA5F6K
Property Type	House
House Size	150 m2
Land Area	626 m2

**Lachlan Elder 0418 224 180**

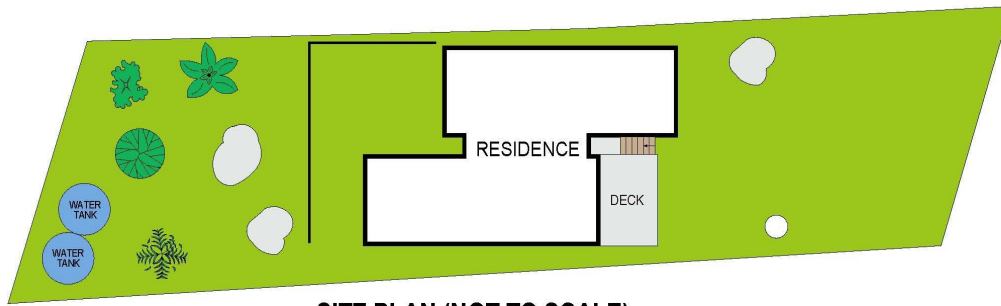
Principal, Licensed Real Estate Agent | [lelder@ljhmv.com.au](mailto:lelder@ljhmv.com.au)

**LJ Hooker Mona Vale (02) 9979 8000**

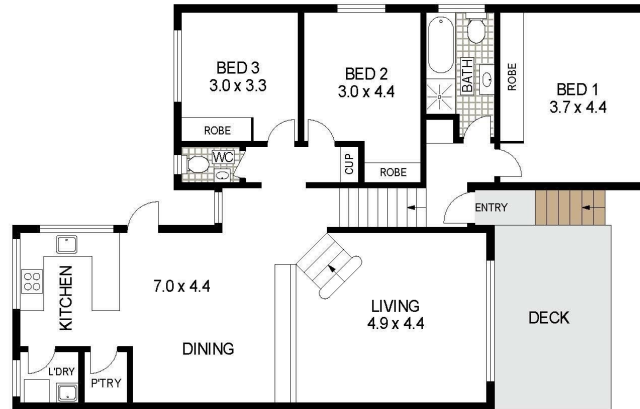
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**SITE PLAN (NOT TO SCALE)**



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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