







30-32 Wirringulla Avenue, Elvina Bay

Water's Edge Elvina Bay - Offshore Lifestyle or Holiday Hideaway

'Elvina Tides' is a rare waterfront haven where relaxed island-style living meets northern beaches holiday lifestyle. The moment you step off the boat onto the lush lawn surrounds, you will instantly unwind and embrace the serenity of 'being away from it all'. Positioned to capture an abundance of natural light, this immaculately presented single level sanctuary offers privacy with a blend of country homestead charm and Australiana coastal living.

An expansive north-east facing, near-level double block of approximately 1,031sqm creates the ultimate sundrenched holiday retreat. A sizeable lounge with a slow combustion wood fireplace provides seamless indoor/outdoor flow to a full-length covered terrace where you can almost reach out and touch the water. The well-appointed open plan kitchen and dining area boasts timber benchtops, stainless steel appliances, central island, skylight, loads of storage and access to the alfresco terrace overlooking magical Elvina Bay.

Accommodation comprises three spacious bedrooms, two with built-in

4 2 0

FOR SALE
Guide $3m - N/E Level Waterfront Hideaway

VIEW
By Appointment

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robes. The master bedroom enjoys direct terrace and water access, complemented by an adjoining study/home office .. or a perfect canvas to redesign into a luxury walk-in robe and dressing room. A recently renovated contemporary bathroom with glass shower is cleverly located for easy access from all bedrooms.

Handy separate garden studio with bathroom and laundry facilities provides an optional fourth bedroom ideal for guests, teenagers, or a fabulous artist's hideaway. Connecting the house and studio is a vast entertaining deck designed to host gatherings with family and friends, to celebrate special occasions; or simply laze around and listen to the sounds of nature - just imagine spending Christmas and summer holidays here!

Backdropped by Ku-ring-gai National Park, this distinctly Australian tranquil bush and waterside rustic hideaway features high ceilings, timber flooring, established semi-tropical gardens and a stunning sandstone seawall bordering the water's edge. There's loads of room to store all your holiday lifestyle equipment; kayaks, mountain bikes, surfboards, stand-up paddleboards, cricket and soccer gear, and a dinghy or two. Additional features include 5 water tanks totally approx. 45,000 litres, wifi, enviro-cycle and a small creek for dinghy and kayak access and mooring.

Holding a prestige position in this serene Pittwater paradise setting, you will embrace one of the most private locations Sydney has to offer and quickly slip into 'island time'. When not being enjoyed personally, it also offers excellent potential as a premium short-term holiday rental.

The property is boat-access-only, reliably serviced by ferries and water taxis 7 days a week. A short walk to the Elvina Bay public wharf will have you on a ferry and across to connect you with public transport and dedicated offshore commuter parking on the mainland.

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MORE DETAILS

Property ID	2WZBF6K
Property Type	House
Land Area	1031 m2
Including	Study
	Deck
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes

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