



## Elvina Bay, 34 Wirringulla Avenue

North East Facing Waterfront

Auction Location: LJ Hooker Mona Vale – 60 Parkland Road, Mona Vale

A waterfront home in Sydney for under \$2m. With water views from almost every room and the water's edge at the bottom of your garden, the home boasts a large open plan living area with raked ceilings, loads of natural light and a wood stove opening onto a wide entertaining deck, all overlooking the tranquil waters of Elvina Bay, a gateway to one of the best waterways in the world.

- Large level garden to the water's edge
- Open plan living dining with raked ceiling and wood stove
- Wide entertaining deck overlooking the garden and bay
- Original kitchen with plenty of cupboard space and view
- Second living area on mid terrace



**Disclaimer:** 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**

North East Facing Waterfront

**View**

[ljhooker.com.au/2UMUF6K](http://ljhooker.com.au/2UMUF6K)

**Contact**

**Juliet Wills**

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



- The master bedroom features views and an ensuite
- Two additional bedrooms - one with built ins
- Large workshop
- Office/studio
- Vibrant arts community
- one house away from Elvina park and Elvina South jetty
- Boat only access community - 5 minute boat trip and an hour from CBD
- Accessible by ferry, boat, water taxi, bush walking
- 10 minutes from Elvina Waterfall
- Bush trails and nature abounds

On the edge of Ku-ring-gai National Park, swimming, boating, kayaking, secluded beaches, cafes on the water, exploring, and nature. Living does not get much better than this.

Disclaimer:

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## More About this Property

Property ID	2UMUF6K
Property Type	House
Land Area	481 m²

**Juliet Wills 0438 418 833**

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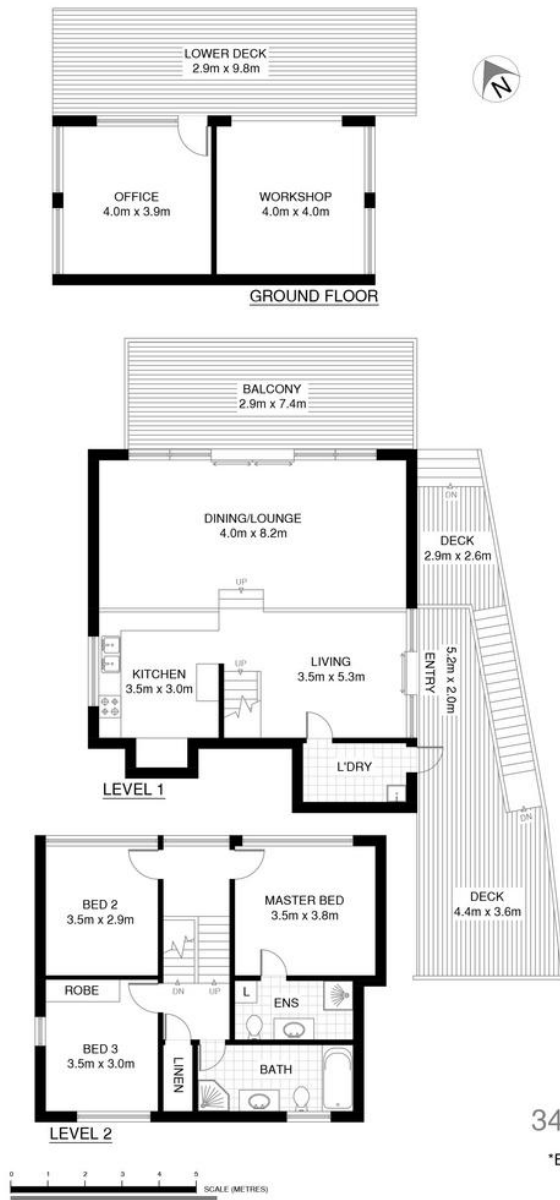
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## ELVINA BAY 34 WIRINGLULLA AVENUE

\*INTERNAL FLOOR AREA APPROX 162m<sup>2</sup>  
\*BALCONY & DECK FLOOR AREA APPROX 89m<sup>2</sup>  
\*TOTAL FLOOR AREA APPROX 251m<sup>2</sup>



\*PLANS SHOWN ONLY INDICATIVE OF LAYOUT. DIMENSIONS ARE APPROXIMATE.  
Floor plan supplied by V-Mark Design Pty Ltd. This floor plan is provided for indicative purposes only.  
Measurements are approximate and not to scale. The vendor, agency and supplier will accept no liability for its accuracy. Interested parties are advised to make their own independent enquiries.



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