



Elvina Bay, 37 Wirringulla Avenue

Water views, north aspect, lifestyle

Live the dream on the water's edge in one of the most affordable homes on the Northern Beaches. Set amongst nature in beautiful Elvina Bay, perfectly positioned to capture the cool breezes in summer and the sun in winter. With wide wrap-around decks ideal for entertaining in a picturesque setting.

The light-filled home embraces the outside and features wood floors and a new kitchen and dishwasher. Air conditioning, fans and a slow combustion stove ensure year-round comfort. The home's elevation not only captures the breezes and view, it offers ample under house storage, with room to add additional bedrooms or a self-contained studio.

The level backyard is ideal for kids to play and watch the visiting wallabies with their joeys, king parrots and cockatoos. The backyard opens to a nature playground with bush trails, wildflowers, spectacular scenery, waterfalls, swimming holes and hidden coves.



For Sale
\$850,000 - \$950,000

View
ljhooker.com.au/2T17F6K

Contact
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Enjoy the waterside park, family friendly beach and community. The ferry and public jetty is a 3-minute walk from the house. A school ferry takes local children to Newport primary and Church Point for local high schools and public transport. Sydney CBD is less than an hour from Church Point.

Why cram into a flat surrounded by traffic.? Escape the hustle and bustle, in one of the most affordable homes in the northern beaches.

WHAT THE OWNERS LOVE:

- Waking up to glimmering water views
- The warm sunshine in winter and cool breezes in summer
- Visiting king parrots, cockatoos and wallabies with their joeys
- The family friendly beach and community
- Bushwalks through the national park
- Swimming at Elvina waterfalls

To visit 37 Wurringulla Avenue Elvina Bay contact the Agent, Juliet Wills on 0438418833 .

Disclaimer:

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More About this Property

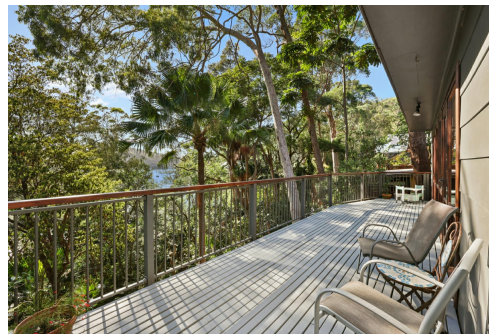
Property ID	2T17F6K
Property Type	House
Land Area	556 m ²

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SITE PLAN
not to scale



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37 WIRRINGULLA AVE, ELVINA BAY

scale 1:125