

31 Elaine Ave, Avalon Beach, NSW 2107

Auction

House 4 3



## Soulful Beach House on 1,126sqm, Close to the Beach

In one of Avalon's most coveted pockets, this classic beach house is one of the original homes that once dotted the gumtree-lined landscape. Tucked away in a peaceful cul-de-sac approx 500m from the golden sands of North Avalon Beach and an easy level stroll into Avalon village, 31 Elaine Avenue presents the perfect combination of modern convenience embracing laid-back lifestyle.

Set on a generous 1,126sqm block with a tranquil, meticulously landscaped garden, it's easy to tell a landscaper once lived here. A timber boardwalk weaves through established greenery, while an outdoor bath and shower, firepit, and towering palms create a resort-like sanctuary. It's a wonderland for children, a haven for gardeners, and the perfect place for entertaining or unwinding.

The cottage's unpretentious charm reveals itself immediately: a picture-perfect facade opens to light-drenched interiors spilling out to a front verandah and sun-lit rear entertaining deck. Character features are evident at every turn  $\frac{1}{2}$  with French doors, timber floors, high ceilings and exposed beams  $\frac{1}{2}$  complemented by thoughtful modern updates, creating a home that feels both soulful and contemporary.

### Key features:

- Classic Avalon beach house beautifully blending heritage charm with modern upgrades; renovated throughout and bathed in natural light
- Versatile split-level design: original cottage and extension connected seamlessly
- Lower level features free-flowing open-plan kitchen/dining, living zone and bedrooms
- Upper level features a private parents' retreat overlooking the garden with a walk-in robe and ensuite
- Timber flooring, plantation shutters, and ceiling fans throughout
- Modern kitchen with stainless steel benchtops, island bench, Smeg stove and oven, and gas appliances
- Generous bedrooms with built-ins (one with a built-in desk) and beautifully updated bathrooms
- Effortless indoor-outdoor living: upper level opens to a timber entertainer's deck with built-in BBQ connection and sink, overlooking established tropical gardens
- Water tanks supply the lush, tranquil garden
- Internal laundry plus ample internal and under-house storage/workshop space
- Large undercover carport plus additional off-street parking perfectly accommodates family and guest and doubles as a sensational arena for backyard cricket and badminton

Positioned in a highly sought after Avalon enclave with a warm, family friendly community.

### Listed By

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