

# 102-106 Elvys Avenue, Yattalunga, NSW 2251

## House For Sale

Tuesday, 16 January 2024

102-106 Elvys Avenue, Yattalunga, NSW 2251

Bedrooms: 6

Bathrooms: 3

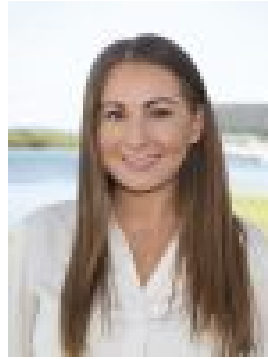
Parkings: 2

Area: 2 m2

Type: House



Tom O'Gorman



Samantha Scott  
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## Guide \$1,900,000

Privately set, this lifestyle acreage offers an exceptional family home with the opportunity to enjoy wildlife, birdsong and tranquil coastal living with direct access to waterfront reserve, whilst still being in the vicinity of great schools and shopping. Boasting an expansive and unique floorplan, the split level home offers an open plan family kitchen and dining room on the middle level with just a few stairs down to the lounge, study and private master suite, all of which lead to a stunning curved balcony. The remaining three bedrooms are at the rear of the home together with the main bathroom. The double garage has a workshop area and offers a studio/additional guest accommodation with a lounge, powder room with two bedrooms and a bathroom upstairs. The family will love the cycle tracks through the property with access to the waterfront reserve and cycle/walkway to Davistown.\* Spacious indoor / outdoor entertaining areas\* On-trend kitchen with quality finishes\* Fresh and bright throughout with ceiling fans & a/c \* Home with 4 bedrooms, master with ensuite \* Garage with workshop & additional studio with 2 bedrooms\* Ample parking and room for boats and caravan\* Level grassed areas for family fun, plus a firepit\* 7km to Avoca Beach\* Approx. 2km to shopping village and schoolsLand size: 7.4 acresRates: \$3,750.07paWater/Sewer: \$373.24paPotential rental: Approx. \$1,200pw