

**2/145 Powderworks Road, Elanora Heights, NSW  
2101**



**Duplex/Semi-detached For Sale**

Monday, 3 June 2024

2/145 Powderworks Road, Elanora Heights, NSW 2101

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Type: Duplex/Semi-detached**



Marco Cimino  
0424333523

## North Facing Duplex with Pool and Ocean Outlook

Privately set back from the road, this top floor duplex offers a wonderful opportunity for those looking to downsize, small families and astute investors. Offering elevated leafy views with ocean glimpses, this delightful residence is filled with natural light throughout and offers a desirable lifestyle opportunity. Conveniently positioned, only minutes to Warriewood Square, Elanora shops, local schools and transport, Elanora Country Club and a short drive to popular surf beaches.\* Open plan living and dining with striking vaulted ceiling and two sunny balconies, tranquil treetop and ocean views\* North to rear aspect, the backyard is filled with all day sun and a sparkling in ground pool, perfect for entertaining family and friends all year round\* Sun filled kitchen, neat and tidy overlooking the yard and taking in some ocean views\* Three bedrooms, two with built in robes and the master appointed with an ensuite\* Family bathroom, laundry, air-conditioning and linen press\* Large LUG with storage and access to the yard. Also an additional secure parking space\* No common walls and pet friendly\* Swimming pool and outdoor is on title and exclusive to this property Strata Levies: \$1,650 per quarter approx. Disclaimer: All information contained herewith, including but not limited to the general property description, price and the address, is provided to LJ Hooker Mona Vale by third parties. We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy. The information contained herewith should not be relied upon and you should make your own enquiries and seek advice in respect of this property or any property on this website.