

**32 Elvina Avenue, Avalon Beach, NSW 2107**



**Sold House**

Tuesday, 15 August 2023

32 Elvina Avenue, Avalon Beach, NSW 2107

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Area: 550 m2**

**Type: House**



Brynn Berg  
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## Contact agent

Crafted to perfection, this luxurious contemporary coastal home strikes the perfect balance between high-end design and family functionality with a focus on barefoot beachside luxury. A recent designer revamp has brought a glamorous urban aesthetic to the interiors with state-of-the-art inclusions and a beautifully proportioned single-level layout bathed in sunshine. The clean architectural scale blurs the lines between the indoors and out, with lush landscaped gardens and heated magnesium pool as an inspiring centerpiece to alfresco entertaining. It is superbly located close to schools, an easy level walk to the village, beach, cafes, and transport.- Free-flowing living/dining domain warmed by a new gas fireplace- Seamless indoor and outdoor integration via a sequence of stacking doors- Streamlined kitchen with a breakfast island, Neff induction cooktop- Butlers pantry/laundry with beverage fridges and ample cabinetry- Superbly appointed bedrooms fitted with built-in wardrobes and reverse cycle air conditioning- Luxe parent's retreat occupying its own wing with walk-in wardrobes and ensuite - Dedicated custom study, designer bathrooms/guest powder room- Entertaining deck, fully tiled heated magnesium pool, sun lounge deck- Level lawn, paved firepit space, art studio, copper hot and cold beach shower- Sleek polished concrete offset by sheer curtains which add warmth and glamour- High ceilings and abundant skylights enhance space, light, and air-flow- 40 solar panels, heated flooring throughout, ducted air conditioning- Double garage with laundry, wet bar, bathroom, and mezzanine storage