

# 33 Elvina Avenue, Newport, NSW 2106

## House For Sale

Friday, 26 January 2024

33 Elvina Avenue, Newport, NSW 2106

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



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## **Auction**

Poised in a blissful private setting with northerly leafy panoramas across boat studded Pittwater, this solid architectural home rests in a blue ribbon cul de sac with pathway access to Florence Park and the water's edge. Bathed in sunshine, the tastefully renovated interiors retain its period charm, while stylish updates perfectly cater to modern day exceptions. A fluid layout from front to back makes for easy living with four bedrooms including a private teen wing and a view-swept entertainers deck and lush garden oasis. It is located just around the corner from Royal Prince Alfred and Royal Motor Yacht Clubs, moments to schools, shops, cafes, buses and beaches. - Rests amongst the trees flourishing with abundant birdlife - Solid concrete base and Tallowood posts rests in perfect harmony - Split level design offers great separation, basks in sea breezes - Glass fronted living/lounge room with a combustion fireplace - Eat-in modern kitchen equipped with stainless steel appliances - Two lower-level bedrooms with custom joinery, separate teen wing - Entertain on the sunny deck and watch the boats sail over Pittwater - Carport plus driveway parking, renovated bathrooms, timber floors Council Rates - \$483 per quarter approx. Water Rates - \$179 per quarter approx. DISCLAIMER: We have obtained the above information from sources we believe to be reliable and accurate, however, interested parties should rely upon their own enquiries and seek advice where necessary in respect of this property.