

**198 Woorarra Avenue, Elanora Heights, NSW 2101**

**Laing+Simmons**

**Sold House**

Friday, 12 April 2024

198 Woorarra Avenue, Elanora Heights, NSW 2101

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**



John Drake  
0418952240



Sam Cushway  
0414648585

**\$1,850,000**

Here's the one you've been waiting for, an original 3 bedroom cottage on a blue ribbon block. On an impressive block almost 650m<sup>2</sup>, on the high side of the street overlooking Garigal National Park, there is plenty of yard behind the house and it gets sun all day, perfect for a pool or granny flat (STCA). Perfectly liveable for now, this little gem is in a great spot with a big block so only time will tell if someone buys to live in and do up or they just want the land to build their dream home. Features: + Three good size bedrooms + Kitchen, bathroom and internal laundry + L shaped living through to dining area adjacent to kitchen + Front balcony and covered rear patio/outdoor area + Large rear grassed yard + 15 x 43m block perfectly sloping to the road + Sun all day + Potential district views across the lake with a second storey addition Contact John Drake 0418 952 240 for more information. Council Rates: \$500 per quarter Water Rates: \$175 per quarter + usage Rental Appraisal: \$850 - \$900 per week Laing+Simmons Narrabeen make no representations to the accuracy of the information provided by our vendors. Interested parties should conduct their own due diligence in relation to each property they are considering purchasing. All photographs, maps and images are representative only, for marketing purposes.