

31 Weeroona Ave, Elanora Heights, NSW, 2101

Laing+Simmons

House For Sale

Friday, 27 September 2024

31 Weeroona Ave, Elanora Heights, NSW, 2101

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Type: House

Original Red Brick Home

A perfect starter for the young family, those downsizing or those with a project in mind, this near original three-bedroom cottage is well maintained with some renovations plus, we suspect with a new owner, is about to go through a beautiful transformation to truly capture the northeast aspect and district views towards the ocean. Now it's just up to you if you're the lucky buyer that gets it.

Facing north on a large 763sqm parcel of land with large yards front and rear, expect to hear the sounds of kids playing all day long. There's ample room beside the house to get that pool in too. The home itself is single level with just the garage below. All the living areas inside the home are also conveniently located on the northern end of the house, just crying out to be 'opened up' to give the perfect indoor/outdoor flow and entertaining we crave. Off to one side you have the main bathroom, separate toilet and three great bedrooms, two with built ins and the master with district views towards the ocean.

Held by the current family for almost 35 years 'Weeroona Avenue' has always been synonymous with family friendly living, easy access to linking roads and the local primary school. More specifically this home represents an opportunity to secure a solid 60's era house with the potential to significantly increase its value through small or large renovations in a quiet and supremely family friendly locality. Just see what others in the street have done and you'll know they have already worked out how good a prospect this is.

Rental Estimate: \$1100 - \$1200 per week

Council Rates: \$550 pq approx.

Water Rates: \$172 pq approx.

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