



**13 Wurringulla Ave, Elvina Bay**



## Quiet, Tranquil and Private

Flooded with natural northerly sun throughout the day, this home is located in the surrounds of Ku-ring-gai National park in Elvina Bay.

Welcoming and well presented the unbeatable indoor/outdoor living spaces makes for a great family home or weekender.

Spacious and two storey in design, the open plan living, lounge and kitchen area open onto the large covered deck.

Downstairs comprises three generous sized bedrooms, or two plus a family room, with one bedroom having a loft which creates a large second level. The main bathroom and laundry are also on this level.

Upstairs is a parent's retreat with the master bedroom, lounge and a separate bathroom.

The property is warmed by a combustion fire and has polished timber floors throughout.

The land is all usable with a grass frontage and beautifully landscaped

4 2

**Price**

SOLD

**Property Type**

Residential

**Property ID**

243

### Agent Details

Melanie Marshall - 0415 440 662

### Office Details

PMC Hill Real Estate

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grounds. Only a minutes' walk to the ferry, beach and park.

Don't miss this opportunity to enjoy a fabulous lifestyle and all that it has to offer with bush walks, swimming and an abundance of wildlife.

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