



Single Level Family Home With Self
Contained Studio on 830sqm



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20 St Andrews Gate, Elanora Heights

Guide \$2,200,000

Positioned on a generous level block in a tightly held street of Elanora Heights, this much-loved home has been in the same family for over 50 years. Showcasing original character details alongside thoughtful updates, the home is perfectly suited for large or extended families, complete with a self-contained studio retreat. Offering soaring ceilings, abundant natural light, and multiple indoor and outdoor living spaces, it's a rare offering just moments from Elanora Public School, local shops, cafes and transport.

- Oversized master bedroom privately positioned at the front of the home, featuring walk-in wardrobe, built-ins, ensuite, skylights and exposed timber rafters
- Two additional bedrooms including one with walk-in wardrobe and one with large windows and ceiling fan
- Separate study with updated flooring, ideal for working from home
- Casual living space at the rear of the home with pitched ceiling, exposed brickwork and an abundance of natural light, overlooking the lush back garden
- Formal lounge room equipped with gas bayonet, air conditioning, ceiling fan and LED lighting for year-round comfort

Property ID:	L31644134
Property Type:	House
Garages:	2
Land Area:	830.0 sqm

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- Updated kitchen with Smeg appliances, gas cooking and views to the rear lawn and entertaining area
- Separate dining area adjacent to the kitchen with sliding doors flowing out to a sun-soaked north-facing entertaining deck
- Spacious main bathroom conveniently located next to the internal laundry
- Large entryway with stunning architectural details including exposed rafters, wood panelling and tiled flooring
- High ceilings and solid hardwood timber floors throughout majority of the home
- Expansive, fully fenced backyard with level lawn – ideal for children and pets
- Oversized double enclosed carport with electric roller door, along with a large separate workshop/storage area at the rear of the property
- Self-contained studio granny flat with high-pitched ceiling, ceiling fan, walk-in wardrobe, updated bathroom and kitchenette with garden views – perfect for guests, in-laws or rental income
- True north-facing entertaining deck complete with power outlets – the ultimate spot for relaxed gatherings
- Potential for dual driveway access with existing kerb crossover already in place (STCA)
- Ideally located within walking distance to IGA, cafes, local transport and Elanora Public School, with easy access to Narrabeen Lagoon, beaches and surrounding coastal lifestyle

Rates:

Council – \$483.20 per quarter approx.

Water – \$172.83 per quarter approx.

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