

14 Kuttabul Place ELANORA HEIGHTS, NSW      3       3       2 

### Private, Elevated Retreat

Stunning, split level, family oasis tucked away in a quiet cul-de-sac location yet minutes from shops, transport, child care facilities and parks. Each level boasts a spacious North/East facing living area each opening to separate entertaining decks that enjoy the serene view of it's surrounding bush land and district. All bedrooms are of good size with built-in wardrobes apart from the master suite which features a sizeable walk in robe, sliding doors out to a balcony plus a stylishly renovated en-suite including dual glass basins and frameless shoe screen. Downstairs, the main living extends to a separate dining nook for entertaining and flows from a more than generous kitchen highlighted by granite bench-tops, large island breakfast bench and pantry. Other attributes of this beautiful home include, surround sound, double carport, separate study and complete privacy.

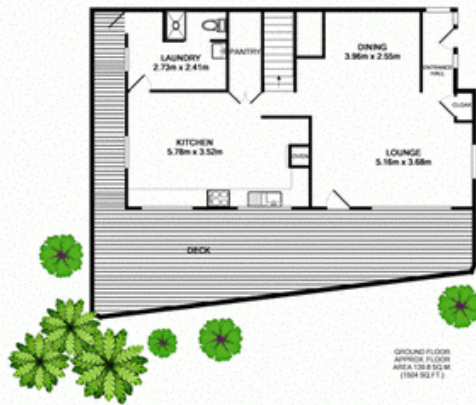
**Price:** Offers Over \$740,000

**Stone Mona Vale**

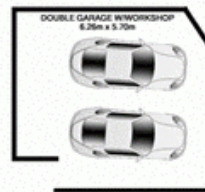
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1ST FLOOR  
APPROX. FLOOR  
AREA 141.9 SQ.M  
(1560 SQ.FT.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 178.8 SQ.M  
(1924 SQ.FT.)



**14 Kuttubul Place, Elanora Heights**

TOTAL APPROX. FLOOR AREA 284.7 SQ.M (3084 SQ.FT.)  
Measurements are approximate, not to scale. For illustrative purposes only.