



12 Kuttabel Place Elanora Heights, NSW 3 3 2

### Coastal entertainer with Northern aspect in quiet cul-de-sac

Bathed in natural light due to its northern aspect and exuding an inviting charm with contemporary interiors, this delightful family residence is set on a large 615sqm block (approx.), in a private a quiet cul-de-sac location and offering a flexible floor plan for the growing family. Enjoying multiple indoor/outdoor entertaining spaces including a sparkling in-ground pool with a sundrenched timber deck and pleasant district views, this residence is promising an idyllic setting for the entire family and delights in the detail with creative spaces and a split-level, two-storey layout.

**Price:** SOLD \$2,515,000  
**Council Rates:** \$457.00 p/q  
**Water Rates:** \$151.00 p/q



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GROUND FLOOR



SITE PLAN



LOWER LEVEL



The site plan and floor plan are not to scale; measurements are indicative and in metres. Bushes and trees are placed for illustration purposes. Plans should not be relied on. Interested parties should make and rely on their own enquiries. All other information provided has been collected from reliable sources but cannot be guaranteed for accuracy.



GROUND FLOOR



LOWER LEVEL



The floor plan is not to scale; measurements are indicative and in metres. All features included in this 3D plan are for inspiration purposes only. This is not an exact replica of the property or the position of exterior elements. Plans should not be relied on. Interested parties should make and rely on their own enquiries.