

Additional Property Details



46 Elanora Road, Elanora Heights

Auction	April 10, on-site at 10am
Approximate size	866 m ²
Built	1950's
Zoning	E4 Environmental Living
Parking	Single carport + off street parking
Approximate Outgoings	Water - \$185 per quarter + usage Council - \$500 per quarter
Heating	Split system air-conditioning x 2 units
Cooling	Split system air-conditioning x 2 units
Cooking	Electric
Owner occupied or rental	Owner Occupied
Highest price achieved on the street	\$2,450,000 in February 2021 166 Elanora Rd – 5 bed 3 bath 3 car
Property Management Advice	\$1350 per week Belinda Spezas – 0424 050 121


Please refer to the second page for some recent comparable sales.

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Comparable Sales

1 49 Carefree Road North Narrabeen NSW 2101 **Sold Price** \$2,300,001




6	5	3	601m ²	300m ²	
Year Built	1970		DOM	-	
Sold Date	19-Nov-20		Distance	0.59km	
First Listing	-				
Last Listing	-				

2 19 Carefree Road North Narrabeen NSW 2101 **Sold Price** \$2,050,000



6	6	7	680m ²	-	
Year Built	-		DOM	237	
Sold Date	15-Jul-20		Distance	0.81km	
First Listing	Auction Preview				
Last Listing	Under Contract				


3 2 Amelia Place North Narrabeen NSW 2101 **Sold Price** ^{RS} -



5	2	2	556m ²	159m ²	
Year Built	-		DOM	16	
Sold Date	04-Mar-21		Distance	0.88km	
First Listing	Contact Agent				
Last Listing	Contact Agent				

Total Area
SOLD PRIOR TO AUCTION FOR \$2,555,000

4 45 Woorarra Avenue North Narrabeen NSW 2101 **Sold Price** \$2,085,000



4	1	2	664m ²	166m ²	
Year Built	1960		DOM	17	
Sold Date	19-Dec-20		Distance	0.96km	
First Listing	Forthcoming Auction				
Last Listing	Auction				

DOM = Days on market RS = Recent sale UN = Undisclosed Sale