

## **Features - 121 Woorarra Avenue, Elanora Heights**

### **General**

Designed by award winning Sue Connor Architects and built by HIA winner Favro Constructions

Site sensitive - sits lightly in the landscape

Every room has Ocean & Lake views

Tiled floors in wet rooms

Blackbutt flooring throughout including balconies

Carpets in bedrooms

Quality features throughout

European appliances

Three levels

Study

Rumpus room – studio

Plenty of storage throughout

Designer light fittings

Two level void space brings in loads of natural light and provides passive heating and cooling

Feature solid blackbutt staircase

### **Electrical & Data**

Front door video intercom

LED downlights throughout

Ethernet cable throughout

### **Outdoor**

2 car spaces off street

Two decks one off the living room and the other off the bedrooms downstairs

Sandstone paved courtyard

Level grass area – fully fenced

Bush retreat and sanctuary back yard

Mature garden plantings

Sandstone retaining walls built from the site excavation

Vegetable and herb patch

### **Kitchen**

Well designed spaces

Caesarstone benchtops

Gas cooktop –Siemens

Oven – Bosch

Servery window to the deck from kitchen  
Tons of storage  
Dishwasher – Miele  
Louver windows  
Direct access to the side deck  
Green tiled feature wall behind rangehood and oven  
Double undermount sink

### **Laundry/Powder Room**

Toilet  
Ample cupboard space

### **Lower Level Bathroom**

Shower with separate bath  
Toilet and bathroom separate  
Heated towel racks

### **Family Area**

Gas fireplace with granite surrounds and feature polished concrete mantle  
Open plan living  
Full width stacking doors on two side  
Plantation shutters  
Blackbutt timber floors  
Feature wall sconces next to fireplace  
Raked ceiling with roof line windows

### **Rumpus/Studio Room**

Concrete flooring  
Louvre glass windows  
Access to the deck  
Storage

### **Master Bedroom**

Separate retreat and on the top level of the home  
Ensuite  
Ocean & lake views  
Plantation shutters  
Carpeted

**Ensuite**

Large shower frameless

Heated towel rail

**Bedroom 2**

Built in wardrobe

Access to deck

**Bedroom 3**

Built in wardrobe

Access to deck

**Bedroom 4**

Built in wardrobe

Access to deck

**Office Area**

Access to front courtyard area

Shelving

Black butt flooring

Louvre windows

North aspect allowing lots of natural light