

Sold



11 Boab Street, Elanora

## SOLD BY LEANNE FROHMULLER & ROB CINELLI

Charming Family Home with Endless Potential in Prime Elanora Location.

This original-condition gem is clean, tidy, and packed with potential. Nestled in a quiet, family-friendly neighbourhood, this single-level brick & tile beauty offers space, comfort, and convenience - perfect for growing families, savvy investors, or anyone looking to create their dream home.

- 3 spacious bedrooms, including a primary bedroom with ensuite
- 2 bathrooms for family functionality
- Generous kitchen with large pantry, dishwasher, ample bench space & backyard views
- Flexible office space - ideal as a formal dining room, media room, or 4th bedroom
- Expansive lounge room with air conditioning for year-round comfort
- Ceiling fans throughout to keep the breeze flowing
- Double garage with internal access
- Covered patio perfect for outdoor dining and entertaining
- Big backyard - ready for kids, pets, swimming pool or future landscaping dreams

3 2 2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Southern Gold Coast  
(07) 5534 4033

- " Walk to Elanora High School
- " Minutes to local shops: supermarket, butcher, baker, greengrocer, medical, cafés & more
- Close to childcare centres, kindergartens, primary schools, parks & golf courses
- Just 1.7km to the M1 on-ramp
- 7 mins to The Pines Shopping Centre
- 8 mins to the beach
- 16 mins to Gold Coast International Airport & Southern Cross University
- 19 mins to John Flynn Private Hospital

Whether you're looking to move in, renovate, or invest - this home is a great find in a sought-after location. Don't miss your chance to secure it now.

**Disclaimer:**

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**MORE DETAILS**

Property ID	1VKJF47
Property Type	House
House Size	167 m2
Land Area	606 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

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Southern Gold Coast

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11 Boab St,  
Elanora

**Property Features**

- 3 Bedrooms
- 2 Bathrooms
- Double Garage

**Property Totals**

- Internal: 167 m<sup>2</sup>::
- External: 31 m<sup>2</sup> ::
- Approx Total: 198 m<sup>2</sup> ::



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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