



## Elanora, 15 Jarrahdale Drive

SOLD BY JO ELWIN & JO LYNCH

4 3 2 1

### For Sale

Offers Over \$1,665,000

### View

[ljhooker.com.au/1STPF47](http://ljhooker.com.au/1STPF47)

### Contact

**Jo Elwin**

0409 429 785

[jo@ljhookerpb.com.au](mailto:jo@ljhookerpb.com.au)

**Jo Lynch**

0424 420 884

[jolynch@ljhookersgc.com.au](mailto:jolynch@ljhookersgc.com.au)

Welcome to 'Our Cactus Abode', a beautifully renovated family home with modern coastal themes and a touch of Palm Springs!

The upper level offers three spacious bedrooms, and two exquisite bathrooms. Your open plan kitchen, living and dining features raked ceilings and pendant lighting. This is a home that is made for entertaining in an immaculate setting!

Your sleek & stylish kitchen features stone benchtops and connects to your covered sunset deck. Take in water views of the lake and hinterland beyond, the perfect place to unwind at the end of the day.

Downstairs offers your 4th bedroom within a self contained studio. Ideal for guests, generational families and older kids who are yet to leave the nest! The studio comes complete with its own fully equipped kitchen, living space, bathroom. private balcony and

# LJ Hooker

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separate external entry.

The pool area is picture perfect with an in-ground mineral swimming pool. Summer days and nights will be spent in this outdoor space with friends and family. And this large fully fenced block still gives heaps of space for the kids and pets to play safely at home.

This is a secure home with a double garage and additional off-street spaces for 2 extra vehicles plus boat / jet ski or trailer.

Main home:

- Open plan kitchen with stone bench tops, electric oven and cooktop, dishwasher and serving window to the outdoor entertainment area
- Master bedroom with newly renovated ensuite offering his and hers vanity, WIR and ceiling fans
- Bedrooms 2 and 3 with ceiling fans and built-in wardrobes
- Main bathroom freshly renovated with modern niche arches, large bathtub and the luxury of showering with a view
- Freshly painted throughout and wool carpets in the bedrooms
- Split system air-conditioning in the living area

Studio / Potential Dual Living:

- Large open plan living space, complete with fully equipped kitchen
- Bi-fold windows connect kitchen to outdoor area
- Generous studio bedroom with privacy wall
- Newly renovated spacious bathroom
- Private undercover deck with views
- Separate external entry
- Split-system air-conditioning
- Low-maintenance mineral swimming pool
- Solar electricity
- Double garage with internal access
- Separate laundry
- Fully fenced yard

Rental appraisal:

- Full home approx. \$1,500 - \$1,700 per week
- Downstairs studio approx. \$650 - \$670 per week (STCA)

To arrange your viewing, please contact the Jo and Jo Sales Team.

Jo Elwin - 0409 429 785

Jo Lynch - 0424 420 884

Disclaimer:

All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability

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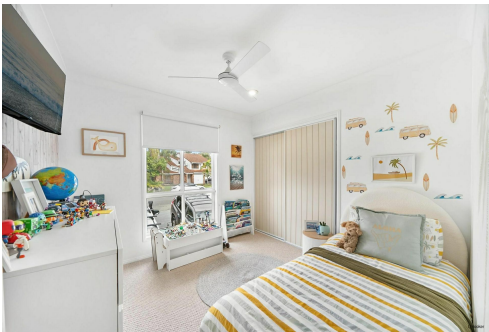
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## More About this Property

Property ID	1STPF47
Property Type	House
House Size	315 m <sup>2</sup>
Land Area	633 m <sup>2</sup>
Including	Air Conditioning Pool Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels

**Jo Elwin 0409 429 785**  
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**Jo Lynch 0424 420 884**  
Sales & Marketing Specialist | [jolynch@ljhookersgc.com.au](mailto:jolynch@ljhookersgc.com.au)

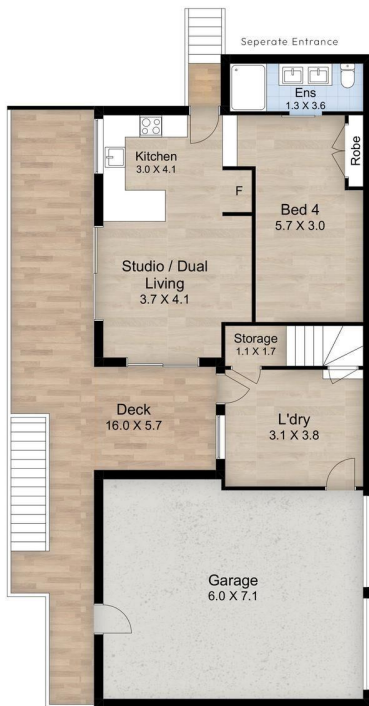
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15 Jarrahdale Drive, Elanora

Internal - 224m2 | Covered External - 91m2 | Total - 315m2

Dimensions are approximate, interested parties should do their own due dilligence. The company takes no responsibilities for inaccurate measurments or errors

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