

## Elanora, 33 Sapphire Place

East facing Corner Block with Family Appeal and Future Potential

Set on a 484m<sup>2</sup> east-facing corner block with rare medium density zoning, this home offers more than just great family living - it's a smart investment for the future.

Inside, the floor plan has been thoughtfully designed for connected living. The master suite is privately positioned at the front of the home, while the kids or guest bedrooms are zoned separately, offering ideal family separation. Two spacious living areas provide flexibility for relaxing or entertaining.

All the modern luxuries are included - ducted heating and cooling, plus a 900mm Smeg gas cooktop with electric oven.

Move straight in and enjoy, or simply refresh the paint and carpets to create your warm coastal retreat.

# LJ Hooker

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers over \$1,400,000

**View**  
By Appointment

**Contact**  
**Jo Elwin**  
0409 429 785  
jo@ljhookerpb.com.au

**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

Outside, the backyard is a blank canvas - add a pool, create a tropical retreat, or extend the alfresco with your outdoor entertaining area, complete it with built-in BBQ and bar fridge. The park across road is a real asset, consider as your other 'back yard' to play in.

Located in the highly desired area of Elanora, you're close to everything - schools, shops, beautiful beaches, and the vibrant cafes and restaurants of Palm Beach. Getting around is easy with public transport and quick access to the M1.

Features include:

- Entertainers kitchen with large stone top island, luxury 900mm gas stove top with electric oven, Bosch dishwasher
- Study nook or bar connected to the kitchen
- 2nd living area, an ideal media room
- Open planned living, kitchen and dining with hybrid timber throughout the living areas
- 4 generous bedrooms, Master with WIR, ensuite and ceiling fans. Bedroom 2,3 & 4 equally sized well with BIR and ceiling fans, all carpeted
- Main bathroom with bathtub
- Zoned ducted heating and cooling
- Fully fenced and secure yard, a corner block
- Undercover alfresco area
- Remote controlled secured garage with easy internal access

Rental appraisal \$1,000 - \$1,100 pw.

The location:

- 19th Ave Shopping Centre - 1km
- The Pines Shopping Centre - 2.3km
- Palm Beach - 2.5km
- Gold Coast International Airport - 9km
- Access to M1 - 900m
- John Flynn Private Hospital -

Please contact the Jo Elwin Team:

Jo Elwin - 0409 429 785

Kim Czosnek - 0449 961 426

Disclaimer:

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## More About this Property

<b>Property ID</b>	1UU5F47
<b>Property Type</b>	House
<b>Land Area</b>	484 m2
<b>Including</b>	Air Conditioning Ducted Cooling Ducted Heating Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Liveability

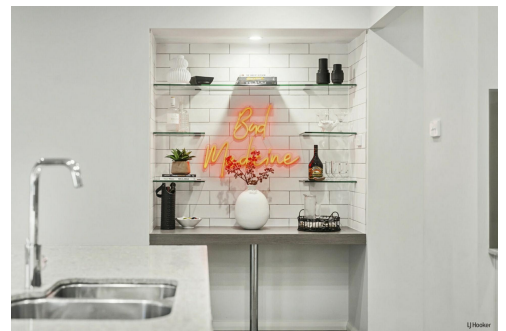
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