







4 Kaffia Court, Elanora

LOCATION LOCATION LOCATION

A private sanctuary frequented by a vast array of beautiful native birds, this family home is positioned in a highly desirable cul de sac location in central Elanora on a substantial 640m2 parcel with a stunning northerly aspect overlooking the picturesque Little Talle Lake.

A character filled split level home featuring impressive raked ceilings to the main living areas and beautiful timber flooring throughout with elevated positioning enabling cool summer breezes and lake views from multiple rooms. Dual living potential STCA with separate access provided to the downstairs teenager's retreat / granny flat.

This is an unmissable opportunity for the builders, renovators and handy people looking to take full advantage of the endless potential this property has to offer. Please act quickly to avoid disappointment!

This Property Also Includes;

Upstairs

Separate living and dining areas for your family to enjoy

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FOR SALE
INTEREST FROM $1,200,000 AND ABOVE

VIEW
Sat 21st Nov @ 1:30PM - 2:00PM

AGENTS
Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY
LJ Hooker Nerang
(07) 5581 4422

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.

LJ Hooker

Split system air conditioning throughout

Spacious kitchen with island bench and dishwasher installed

Three genuine bedrooms upstairs plus an additional multipurpose / rumpus room which could be used for a home office if required with access to the front yard available

Master bedroom featuring a walk-through robe and direct access to the two-way main bathroom

Huge wrap around deck on the northern side of the home, the perfect spot to take full advantage of the incredible views on offer

Covered alfresco area extending out from the kitchen, an amazing spot to enjoy an afternoon drink with family and friends

Downstairs

Substantial 640m2 parcel of prime Elanora real estate with plenty of room for a pool to be added

Double carport accommodation

Separate laundry

Multipurpose room / teenagers retreat with potential for use as a granny flat STCA

Functional bathroom

Separate access provided to the front of the property through the carport from the granny flat

An incredible family friendly location, highly regarded by Gold Coast locals and for good reason. Quick access is provided to Elanora State School, Elanora High School and the popular Schuster Park. The M1, Palm Beach and Currumbin Creek as well as a huge assortment of quality local cafes and restaurants are also easily accessible within minutes from this ultra convenient location.

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MORE DETAILS

Property ID	5JA5F41
Property Type	House
Land Area	640 m2
Including	Outdoor Entertaining

Michael Folkard 0402 656 246
Sales Specialist | L.R.E.A. | Independent Contractor |
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Internal: 183m² I External: 196m² I Total: 379m²

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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