



Elanora, 50 Angelica Street

SOLD AT AUCTION BY LEANNE FROHMULLER & ROB CINELLI

Auction Location: on-site

Here's a super opportunity to secure a large, elevated family home with loads of space for all the family.

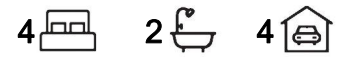
With only one neighbour on the north-side boundary, this home is peacefully hugged by green space and Nollamara Park, for wonderful privacy and a tranquil outlook.

It's in a great location, with super-easy access to local shops, parks, golf courses, hospitals, the airport, and of course our glorious beaches.

The steel-frame home is in great shape for its age, with the home understandably needs a modern lift, depending on your style. Do as little or as much as suits your taste or budget.

LJ Hooker

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For Sale
Auction

View
ljhooker.com.au/1TFZF47

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LJ Hooker Southern Gold Coast
(07) 5534 4033

- 821 m2 of elevated land enjoying cool breezes and lovely district views
- Two-level clad steel-frame residence with steel trusses and Colourbond roof
- Four spacious bedrooms to easily accommodate the whole family or guests
- Two good bathrooms
- Gourmet kitchen with abundant storage, breakfast bench, gas cooktop, two-drawer dishwasher, and large fridge cavity
- Two inviting living rooms plus a formal dining room
- Handy lock-up work room for your projects
- Downstairs laundry room conveniently located close to outdoor undercover drying area
- Large wrap-around covered balcony upstairs
- Expansive under-house storage and covered parking for all your toys —cars, trailers, boats, jet skis, or for creating additional recreational/entertainment areas
- Fully fenced and gated. House security alarm system. Solar electricity. Solar Hot Water System. Ducted air conditioning.
- Within proximity to top-rated schools and childcare facilities
- Easy access to major roads
- Family-friendly local community
- Short drive to world-class dining, entertainment, and recreational facilities

This home must be sold, so make an offer and get the conversation started with the sellers.

* \$1,108 (approx.) per annum - Water Rates

* \$2,216 (approx.) per annum - Council Rates

Disclaimer:

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More About this Property

Property ID	1TFZF47
Property Type	House
House Size	200 m ²
Land Area	821 m ²
Including	Ensuite Air Conditioning Toilets (2) Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Liveability

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