



Elanora, 2/41J Murtha Drive

Charming Single-Level Retreat in Picturesque Elanora

Nestled in a serene pocket of Elanora, this delightful two-bedroom villa offers the perfect balance of comfort, convenience, and charm. Thoughtfully designed with light-filled spaces, modern updates, and an inviting outdoor area, this property is ideal for downsizers, first-time buyers, or investors looking for a smart opportunity. Enjoy peaceful living while still being close to all the amenities you need.

Elanora is a sought-after suburb known for its proximity to natural beauty and practical conveniences. Surrounded by tranquil waterways and lush parks, this neighbourhood offers a relaxed coastal lifestyle. Just a short drive from popular Gold Coast beaches, shopping centres like The Pines, and quality schools, Elanora blends laid-back living with accessibility, making it a top choice for families, professionals, and retirees alike.

Your New Property Features:

- Bedrooms: Two comfortable bedrooms, including a spacious master and a second



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.

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For Sale
759,000 - 829,000

View
ljhooker.com.au/1W3DGRF

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bedroom, each with large windows for ample natural light. The master bedroom features a ceiling fan and split-system air conditioning.

- Bathroom: Beautifully renovated with modern finishes, including a separate freestanding bathtub and a spacious walk-in shower, with two way access from master bedroom as well as via your renovated laundry for guest access as well.
- Kitchen and Dining: Open-plan kitchen and dining area with white cabinetry and wooden countertops, creating a bright and inviting space for meal preparation and entertaining.
- Living Area: Cozy living area with ceiling fan and attractive timber-look flooring, seamlessly connecting kitchen and dining spaces.

Outdoor Areas: Flowing access from the kitchen/dining to a private, covered patio perfect for alfresco dining, as well as an additional open patio providing ample space for relaxation. Front fire pit area offers another secondary functional space for entertainment, kids play area and options for further improvements like plunge pool, spa, extension; possibilities are endless.

Garage: Versatile garage space currently arranged as a home office or hobby area, adaptable to suit your needs.

- Courtyard and Garden: Low-maintenance, paved courtyard and garden areas, offering greenery and shade without the burden of extensive upkeep.
- Parking: Great additional off street parking with potential for more under cover parking to front area.

Your Investment Figures:

Rental appraisal: \$660 - \$700 per week.

Body corporate fees: None, however shared insurance is Approximately \$1,282.50 annually with Lot 1.

With its practical layout, peaceful setting, and proximity to everything Elanora has to offer, this villa is a delightful find. Imagine leisurely afternoons in your sunny courtyard or taking advantage of nearby walking trails and waterways. Whether you're seeking a new home or a quality investment, this property delivers. Reach out today to schedule a viewing or discuss how this lovely villa can be your next great investment.

More About this Property

Property ID	1W3DGRF
Property Type	Unit
House Size	87 m ²
Land Area	107 m ²

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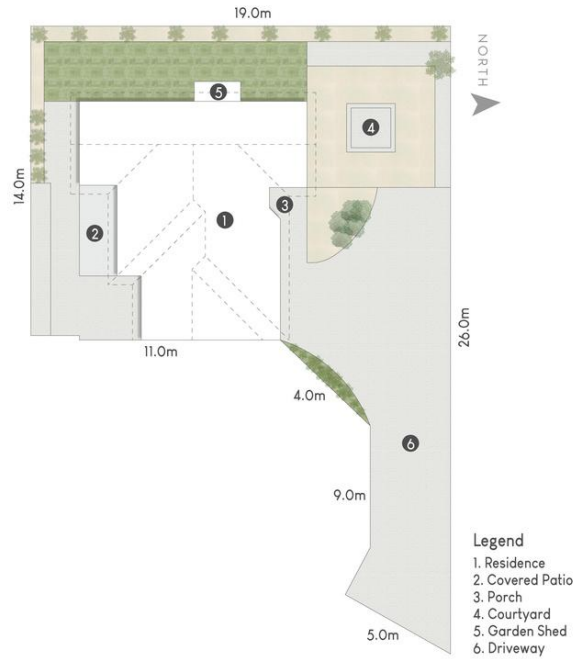
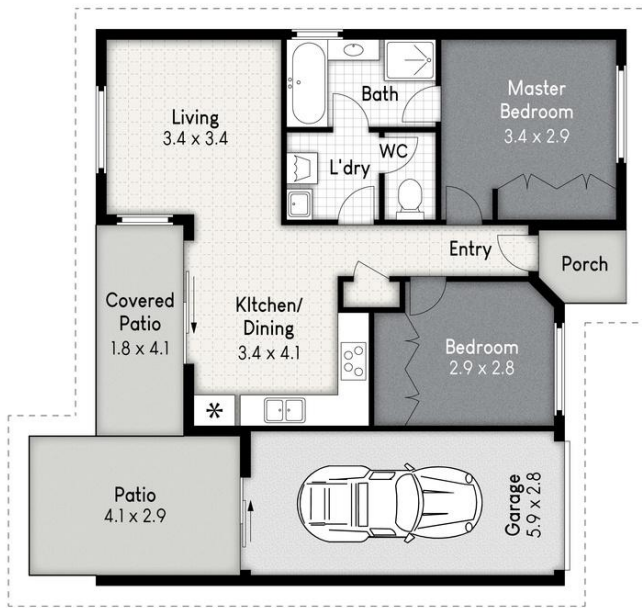
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2/41J MURTHA DRIVE, ELANORA

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Internal: 87m² | External: 20m² | Total: 107m²

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.

