



## FOR SALE

### AN IMMACULATE VILLA WHERE STYLE MEETS TRANQUILLITY

\*PLEASE CONTACT ETHAN ON 0481 454 400 TO ARRANGE A PRIVATE INSPECTION\*

Boasting a newly renovated kitchen and a stylish open plan living area that spills out to a generous sized balcony with views of the Kimmulmu Koala Reserve and Gold Coast hinterland, this contemporary villa is sure to impress. Neat as a pin, you won't want to miss your chance to secure this immaculate villa situated in the heart of Elanora. If location and lifestyle are a must, then look no further, this rare property offers tremendous value in the highly sought after suburb of Elanora.

#### Property features:

- Beautiful new flooring throughout;
- A tastefully renovated kitchen with modern high-quality Ariston appliances;
- A generously sized master suite including a walk-through robe and ensuite;
- Two additional bedrooms with built-in-ropes throughout;
- A single lock-up garage with an additional off-street car park;
- A spacious main bathroom;
- A laundry;
- Hot and cold reverse cycle air conditioning in the upstairs living area for comfortable climate controlled living;
- NBN high-speed internet available; and
- Low maintenance resort style living with a swimming pool, barbecue area and gardens maintained by live onsite caretakers.

Positioned perfectly, this truly unique villa is situated just minutes from a range of great amenities such as The Pines Shopping Centre with a Coles, Woolworths, Kmart and ALDI at your convenience. Alternatively, be spoilt for choice at Robina Town Centre, the second largest shopping centre on the Gold Coast. Here, you can catch a movie, enjoy a wide variety of trendy restaurants or go shopping at high end stores such as Myer, David Jones and Apple. Better yet, your next getaway is never too far away with the Gold Coast International Airport just a short 10 minute drive from home.

In this highly sought after beachside suburb, you'll be sure to enjoy a picture perfect lifestyle with

3 BED | 2 BATH | 1 CAR

#### PRICE:

Offers Over \$410,000

#### OPEN FOR INSPECTION:

N/A

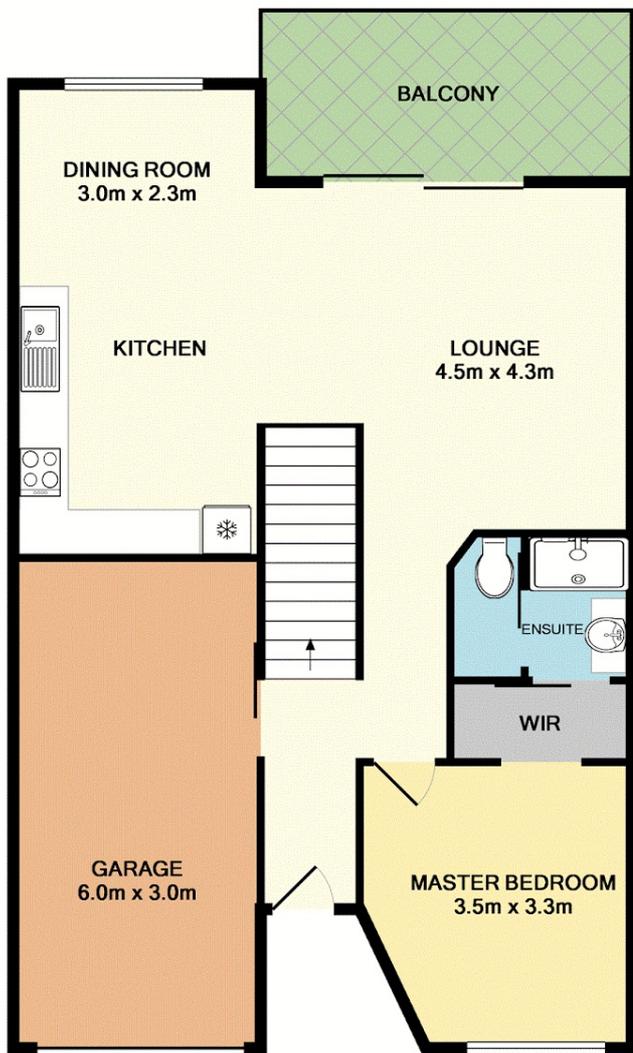


**Ethan McCann**

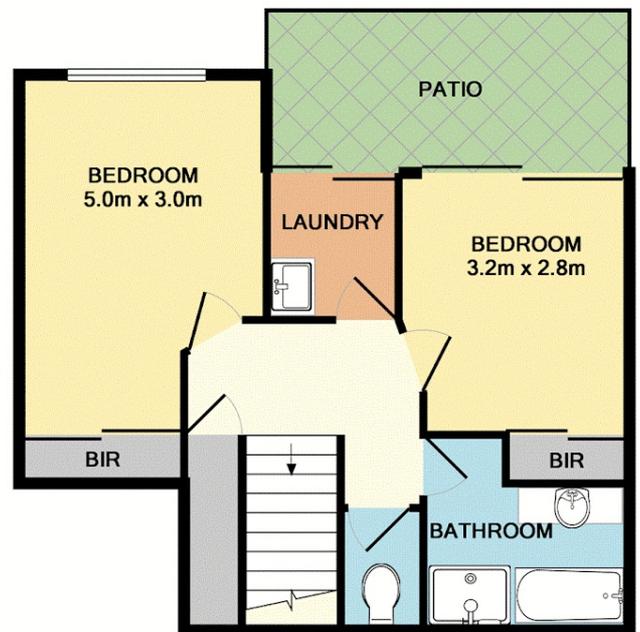
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ENTRY LEVEL  
APPROX. FLOOR  
AREA 80.4 SQ.M.  
(865 SQ.FT.)



GROUND LEVEL  
APPROX. FLOOR  
AREA 41.4 SQ.M.  
(446 SQ.FT.)

TOTAL APPROX. FLOOR AREA 121.8 SQ.M. (1311 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.