

**10 Kalmia Court, Elanora, Qld 4221**



**Sold House**

Monday, 9 October 2023

10 Kalmia Court, Elanora, Qld 4221

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 461 m2**

**Type: House**



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**\$901,000**

Auction Location: On Site Unlock the door to your future, in a home that offers opportunity, value, and convenience. Blending charm with comfort, there's still room to add style, your way. The single level brick & tile home has been modernised in various areas, including the bathroom, the kitchen featuring top-notch appliances, the timber flooring and more. With its abundant natural light washing through the easy-living floor plan, it's ready to enjoy right now. The wrap-around yard of this corner position block gives your 2 & 4-legged family members the space to run amok. When you want more open space, there's two awesome parks across the road; Shuster Park & Eddie Kornhauser reserve, and 3 golf courses. The convenience of this desirable neighbourhood just gets better, with Elanora High School walking distance, along with adjacent local shops. A little further down the road in just about any direction and there's loads more shops, more schools, essential services and so much more. The list is long.- 3 bedrooms with built-in robes and ceiling fans- Modern kitchen with quality appliances- Renovated bathroom- Single lock-up garage- Outdoor entertaining area - Air conditioning- Updated fence- Low-maintenance gardens- Solar electricity (6 panels)- Walk the dog or catch some fish at creekfront reserve across the road- Council Rates: \$1,936pa approx.- Water Rates: \$1,508pa approx.- Rent Potential: \$820pw - \$850pw This home is vacant and just costing the owners money sitting empty, so they're motivated. They want it sold ASAP or at auction, which is scheduled for 1 November, 2023 @ 4:40pm, on-site. This will be this year's best value buying, and could be snapped up quickly, so don't hold back. See it. Love it. Own it. Disclaimer: All information (including but not limited to the property area, floor size, price, address and general property description) is provided as a convenience to you, and has been provided to LJ Hooker by third parties. LJ Hooker is unable to definitively confirm whether the information listed is correct or 100% accurate. LJ Hooker does not accept any liability (direct or indirect) for any injury, loss, claim, damage or any incidental or consequential damages, including but not limited to lost profits or savings, arising out of or in any way connected with the use of any information, or any error, omission or defect in the information, contained on the Website. Information contained on the Website should not be relied upon and you should make your own enquiries and seek legal advice in respect of any property on the Website. Prices displayed on the Website are current at the time of issue, but may change.