

# 2 Murtha Drive, Elanora, Qld 4221

## House For Sale

Tuesday, 21 November 2023

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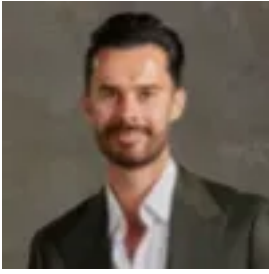
**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 1035 m2**

**Type: House**



Billy Jaz  
0755340300



Paul Hilliard  
0755340300

## Contact Agent

Presenting an exceptional opportunity for investors or developers, this oversized 1036m<sup>2</sup> parcel claims a prime corner block position just 3 mins to The Pines and 6 mins to Palm Beach. Complete with DA approval for subdivision, it's home to an existing three bedroom residence and enjoys close proximity to Pine Lake and scenic Currumbin Creek.- Expansive landholding with approval to construct a second home at the rear- Attractive acquisition for developers or renovators seeking flexibility - Scope to reside in the existing three bedroom home while you build anew- Prime for renovation, it offers the flexibility to create a new coastal haven- Ideal for multi-generational living, renovate then build a second dwelling- Alternatively, clear the entire block and start fresh; the choice is yours - Expand your investment portfolio in one of Elanora's most convenient locales- Just 5 mins to Elanora High and primary school, close to shopping centres- Moments to Palm Beach Farmers' Market, restaurants, cafes and the beach - Close to the M1, public transport, sports fields, 7 mins to Currumbin Alley- Council Rates: \$2,707.14 per annum. Waters Rates: \$1,160.72 per annum.- Rental Appraisal: \$850 per week.