

**51 Westminster Boulevard, Elanora, Qld 4221**

 Coastal

**Sold House**

Friday, 8 September 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 5089 m2**

**Type: House**

## Contact agent

Perched atop an elevated ridgeline, this precision-built cavity brick detailed home grants privacy and restfulness in abundance, with its purposeful layout, light and breezy interiors and captivating outdoor living spaces with a northerly aspect and stunning westward views towards the hills beyond Tallebudgera Valley. With soaring, exposed beam ceilings, an indulgent, defined parent's retreat including a media lounge and office, Miele appliances, an inground pool and a hobby studio within the three-car garage, the versatility and attention to detail will impress. Suited to families young and old, active retirees or business owners looking for that have-it-all hinterland and coastal combination of tranquillity, liveability and lifestyle convenience, this picturesque property of just over an acre offers plenty of room for all, with Palm Beach and Currumbin Alley only 10 minutes away. A builder's own home, the quality, design and multitude of cleverly placed windows and sliding doors enable the entire house to remain connected to the surroundings. This large, near-level acreage welcomes visiting wallabies, many species of birdlife and the occasional koala, with long-established tropical-inspired plantings allowing you to enjoy lush, leafy garden or courtyard outlooks from all rooms. The current, longstanding owners have relished living here, renovating over time while honouring this home's mid-century character. Strikingly robust floor-to-ceiling pillars and whole and half-wall features in solid brick add richness, texture and interest, with tiled walkways, dining, kitchen and utility areas practical against the soft beige, closed-loop Berber carpet in the cosy living areas and all bedrooms. Not your standard floorplan, designated areas form well-separated parents and children's wings that meet in the middle, allowing families to connect. Ducted air-conditioning to the central living zones is rarely used, with brilliant crossflow ventilation, clerestory windows and covered outdoor living and entertaining terraces maintaining comfortable temperatures year-round. Boasting stone benchtops and serveries, white gloss 2Pac cabinetry and an expansive pane of glass that looks out to the trees, the light-filled kitchen comprises ample storage and a sleek, timeless finish. Miele appliances feature exclusively, incorporating an induction cooktop and rangehood, double combination wall ovens with multifunction and microwave capabilities and a dishwasher. Honed finish, non-slip porcelain tiles adorn the wraparound outdoor terrace, the perfect spot to sit and watch the kids swim in the freeform saltwater pool or play on the lawn and from which to entertain family and friends in style as the sun sets over the distant hilltops. With the ability to be closed off from the rest of the home, the parent's retreat comprises a large master suite complete with a renovated ensuite with a spa bath and a generous walk-in wardrobe, an office and a private, formal lounge or media room. This living area and office can be used by other family members, too, with the option to close a set of double doors that lead from the hallway into the king-sized master suite. Three further built-in bedrooms are situated in their own wing, with each corner-positioned room having dual window openings for extra light and airflow. There is a family bathroom, a large laundry/utility room, plus powder room amenities, perfect for when guests are over. Set well back from the street in a quiet, no-through road, this spacious family residence maintains privacy. Parking is provided in the triple-car garage, with an additional levelled area suitable for storing a boat or caravan. One of the garage spaces is currently used as an air-conditioned studio; its dividing wall easily removed if not required. Three-phase power is connected to the property. Two large rainwater storage tanks, totalling 28,000 litres, are used for watering the gardens and topping up the swimming pool. Garden lovers will admire the matured landscape and its array of low-maintenance, tropical-inspired plants such as bromeliads, yucca and strelitzia, mondo grass growing between the front patio's pavers and the contrasting tall eucalypt varieties forming the dense rear boundary. Situated within the catchment for Elanora State School and Elanora State High School, this address is also near St. Augustine's Parish Primary School. All three schools are located within a 6km radius and take approximately 8 minutes in the car, while St. Andrews Lutheran College is approximately 12 minutes away. 19th Avenue Shopping Centre and The Pines Elanora are positioned similarly, offering specialised and everyday retail outlets, service amenities and dining within an 8-10-minute drive from the home. \*\*Inspection by appointment only Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes.