

**43 Boab St, Elanora, QLD, 4221**

**House For Sale**

Friday, 30 August 2024

**McGrath**

43 Boab St, Elanora, QLD, 4221

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**



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## **The Perfect Entry Into The Elanora Property Market**

Elevated at the end of a quiet, family friendly cul-de-sac, this well maintained three-bedroom home offers both move in ready comfort and potential to add significant value through renovation. The home features two spacious living areas, connecting seamlessly to the kitchen and dining space as well as fully fenced grassy backyard with room for the whole family. A perfect entry point to the popular Elanora market, just up the road from Little Talle Lake, Schuster Park, Elanora High School and minutes from the beach.

- Large well maintained front and rear gardens with room for a pool
- Flexible living and dining options providing the choice of multiple living or even an office
- Choose from three bedrooms, including the master with ensuite
- Family bathroom with separate toilet
- Fully fenced grassy backyard, covered outdoor entertaining patio and shed
- Single garage primed for conversion with plenty of room in the front yard for additional car accommodation
- Peaceful tree-lined cul-de-sac just a stroll to the lake, Talle Creek, Schuster Dog Park and Elanora High
- A short 3 minute drive to 19th Ave Shopping Centre, 5 mins to The Pines and 7 mins to the beach
- Council Rates: \$2,765.94 per annum. Water Rates: \$1,637.60 per annum.
- Rental Appraisal: \$950-\$1000 per week