

# amir prestige



**153 Simpsons Road ELANORA QLD**

5 2 7

A unique opportunity to own a home that has been tightly held for 30 years. This partially renovated brick home offers many outstanding features. The home is positioned on the high side of Simpsons Road and offers ocean glimpses. If built higher it would capture the quintessential panoramic ocean views down to world famous beaches such as Snapper Rocks and Currumbin Alley out to the Currumbin Valley. You will be surrounded with nature and abundant Australian wildlife such as wallabies, kookaburras, koalas, King parrots, even black cockatoos soaring above - all this and only 5 minutes to the best beaches in Queensland !

#### Ground Floor:

As you enter the home it opens to a large lounge/ rumpus room, and bar area. On the right of the entry way, you have a study with exquisite parquet floors. On the left you have 2 bedrooms, one bathroom with vanity, shower and toilet,

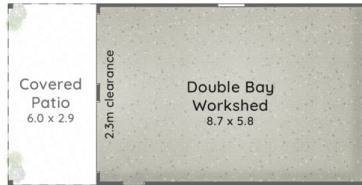
**Land Size** : 5877 sqm

**View** : <https://www.amirprestige.com.au/sale/qld/gold-coast/elanora/residential/house/7253671>



**Veronika & Mark Leonard Princeton-Hall**  
**07 5532 9996**

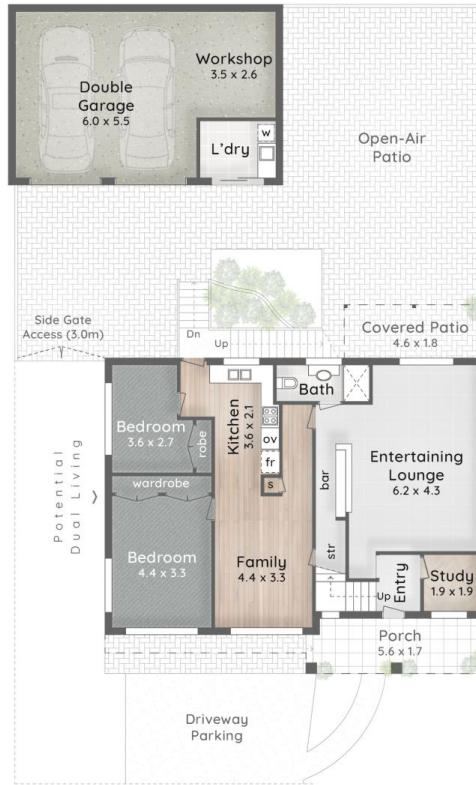




:: FLOOR PLAN  
(Not Actual Location)



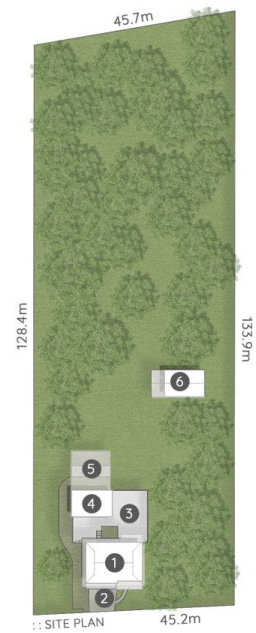
:: FLOOR PLAN  
First Floor



:: FLOOR PLAN  
Ground Floor

#### LEGEND

1. Two Storey Residence
2. Driveway Parking
3. Open-Air Patio | 4. Double Garage
5. Carport & Storage (8.7 x 8.7)
6. Double Bay Workshed



:: SITE PLAN

153 Simpsons Road ELANORA

5,877m<sup>2</sup> or 1.5 Acres

5 Bed + Study

2 Bath

6 Car + Off-Street

Internal 228m<sup>2</sup> | Covered Externals 54m<sup>2</sup> | Total 282m<sup>2</sup>

Garage & Workshed 108m<sup>2</sup>

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PROPERTY AGENTS

Veronika Princeton-Hall 0407 749 279

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