



Ashmore

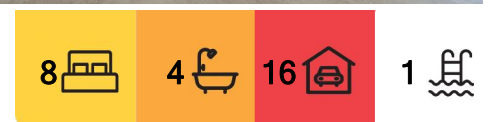
**LOCATION, LOCATION ... INNER-CITY ACREAGE
RETREAT, ONLY MINUTES TO EVERYTHING ... SAFE,
FLOOD-FREE HIGH GROUND !!!**

PRIVATE, SECURE FAMILY HOME WITH DUAL LIVING/STUDIO OPTIONS ... ONLY MINUTES AWAY FROM EVERYTHING YOU COULD POSSIBLY WANT OR NEED ... Perched high & dry at the top of one of the first hills out from Surfers Paradise, and nestled in the very desirable "Bellevue Park" pocket of highly-sought Ashmore, this is the perfect place to house a family on one of the largest private land-holdings within 5 km from Surfers Paradise, Southport and Broadbeach CBD's.

Ashmore is one of the best family-friendly suburbs that the area has to offer, and this very unique & surprising property is in a safe & secure, quiet cul-de-sac with no passing traffic and excellent neighbours ... so central & conveniently located, only minutes to TSS, St Hilda's, Emmanuel College, Trinity & Benowa schools ... the world's best beaches, Surfers Paradise, HOTA, Gold Coast Turf Club, Chevron Island, Isle of Capri etc are all only an



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For Sale
\$4,950,000

View
By Appointment

Contact
Darrell Johnson
0403 803 704
djohnson@ljhooker.com.au

LJ Hooker Ashmore
(07) 5526 9722

easy 10-15 minute bike ride away.

If it's space, privacy and plenty of room to move & play that you're after, then this is the sanctuary for you, all within the heart of the Gold Coast only minutes from anything you could possibly want, yet far enough away from all the hustle & bustle.

Key features include ...

- * Low maintenance one-and-a-quarter acre retreat (5,288m²) in the heart of the Gold Coast ... all the space & privacy you could need, and plenty of room to do whatever you want
- * The perfect blend of a private acreage estate with a relaxed, over-sized beach-house vibe, this easy-living one-level home offers casual internal living spaces with a continuous open flow to external entertaining & play areas
- * Architecturally designed with highly desirable North-East aspect that wraps around the resort-style pool & outdoor entertaining area
- * An abundance of natural light with super-high ceilings throughout
- * Excellent visibility from all living areas and bedrooms to the pool & yard
- * Inviting family areas with high ceilings & feature timber fire-place
- * The heart of the home is the large welcoming, centrally-located modern kitchen that offers an abundance of storage & plenty of bench-space for all the family, with a lounge & dining area adjacent that look to the yard & pool
- * Huge North-facing, covered outdoor entertaining area overlooks the lagoon-style pool & cascading waterfall ... the perfect place to entertain family & friends for hours on end
- * Easy-care, low maintenance yard & gardens ... plenty of room for children & pets to play safely
- * The big Master retreat looks to the pool area, and offers a large walk-in robe & modern ensuite
- * Three additional large bedrooms all looking to either the pool or yard
- * Over-sized family bathroom with separate toilet
- * Large home office
- * Conveniently placed powder room services all internal living & outdoor spaces
- * Perfectly placed work-station/study area adjacent to the kitchen
- * Generous laundry
- * Over-sized double lockup garage with huge attic storage
- * Plenty of storage throughout

Huge games/media/studio retreat, or Granny-flat/Guest-quarters featuring ...

- * Big open-plan living looks to pool and yard
- * Large modern kitchen with dining space adjacent
- * Plenty of storage with an abundance of in-built cabinetry
- * Three additional bedrooms, all with built-in robes
- * Generous bathroom, separate toilet & laundry facilities

Additional features include ...

- * HUGE 12m x 7m four-car work/hobby shed, complete with lights, power and water, plus extra parking on concrete pad to the front of this also
- * Additional garden shed
- * Two large water tanks, raised garden beds, fruit trees
- * Secure off-street parking for multiple vehicles, boats, caravans, trailers etc with entire yard drive-around access



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- * Plenty of room to sub-divide for an additional dwelling (or two) and/or full tennis & basketball courts, or whatever else you want to do on your huge 5,288m2 block of land
- * Solar power system; solar hot water
- * Clear-view security screens throughout; mobile phone monitored security cameras, back-to-base security alarm system

After 17 wonderful years raising their family here, the motivated vendors have reluctantly decided to down-size and leave their much-loved family home ... if you've been searching for that elusive inner-city acreage estate that offers you space & freedom (with sub-division/re-development opportunities both now and/or in the future), and all only minutes away from everything you could possibly want or need, then this property is the one for you !!!

Contact your local Ashmore area specialist Darrell Johnson on 0403 803 704 to view this unique & captivating property anytime by appointment.

ASHMORE .. WHAT A GREAT PLACE TO LIVE !!!

Ashmore is the most practical & central suburb the Gold Coast has to offer, located close enough to all the action yet far enough away from it, and is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of outstanding capital growth with real estate in the area very much in demand. Numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access to all CBD's, beaches, the Broadwater parklands, cafes, restaurants, and the M1, with Southport CBD/China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital & all major shopping centres only minutes away.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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More About this Property

Property ID	EGJ0F
Property Type	AcreageSemi-rural
Land Area	5288 m2
Including	Ensuite Study Air Conditioning Toilets (4) Alarm Pool Fire Place Courtyard Gym Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water Area Views Bush Retreat Car Parking - Surface Close to Schools Close to Shops

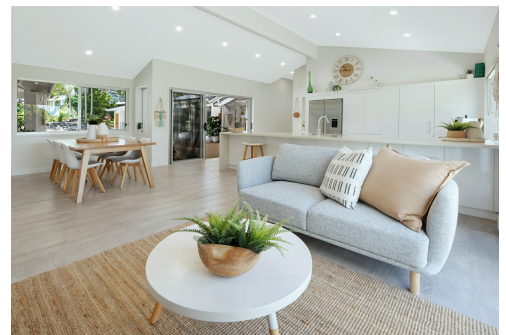
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