



Ashmore, 1/45 Galloway Drive

SOLD !!!

SENSATIONAL VALUE FOR THE FIRST-HOME BUYER, INVESTOR OR DOWN-SIZER ... A REAL SURPRISE PACKAGE !!!

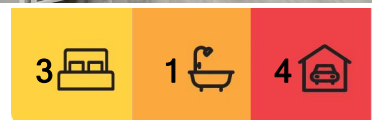
This home is perfect for first home buyers, downsizers or astute investors ... be quick !!!
This truly one-of-a-kind, spacious and fully renovated villa offers 337m2 of exclusive use land ... rarely do villa's such as this offer so much space, peace and privacy, with everything done and ready for you to move straight in & enjoy !!!

Key features of this beautiful property include ...

- * Solid brick & tile, fully renovated home, offering ultra-modern living
- * easy one-level living with low maintenance yard & gardens
- * Huge peaceful & private tropical garden & yard, with full secure Colourbond fencing all around & remote electric gate
- * Two separate living areas ... inviting loungeroom to kick up your feet & relax plus an additional sun-room/living area off the kitchen



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



For Sale
\$860,000

View
ljhooker.com.au/AGJ0F

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LJ Hooker Ashmore
(07) 5526 9722

- * Ultra-modern, brand-new designer kitchen with feature island bench, stone benchtops, quality appliances & an abundance of bench & storage space
- * High-quality floor coverings, air-conditioning, LED lighting, ceiling fans & roof insulation throughout
- * Undercover area overlooking the large yard plus additional rear courtyard with convenient direct access to acres of parkland reserve with walking tracks and dog trails
- * Three good size bedrooms with built-in robes; the over-sized third bedroom would make a perfect home office with its own separate entrance and modern in-built cabinetry
- * Ultra-modern bathroom with separate toilet
- * Secure off-street parking for multiple vehicles with covered carport plus room for a boat, caravan, trailers or jetskis; large garden shed also ...
- * Big 6.6kw energy efficient solar power system
- * Well maintained, pet-friendly estate ... low body corp of only \$39 per week
- * Quiet cul-de-sac in central & convenient location with easy access to numerous schools, shops, parks, public transport & the M1

Call your local Ashmore area specialist Darrell on 0403 803 704 for further info on this outstanding property, otherwise we look forward to seeing you at one of our scheduled open homes.

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

Ashmore is the most practical and central suburb the Gold Coast has to offer, located close enough to all the action yet far enough away from it all ... it is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of ongoing demand and outstanding capital growth with real estate in the area very much in demand. With its elevated location, the vast majority of Ashmore is on safe, high, flood-free ground with numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater & parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane & Coolangatta airports. Southport CBD/China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital and other medical precincts are all only minutes away, as are Pacific Fair, Robina Town Centre, Australia Fair and Runaway Bay shopping centres. Ashmore is a fantastic place to live and invest in for both solid capital returns and central & convenient living, and because of this the suburb is truly becoming even more of a highly-sought after location than its current residents (and investors) already know it to be !!!

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.



LJ Hooker Ashmore
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More About this Property

Property ID	AGJ0F
Property Type	House
Land Area	337 m ²
Including	Air Conditioning Toilets (1) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Close to Schools Close to Shops Close to Transport

Darrell Johnson 0403 803 704

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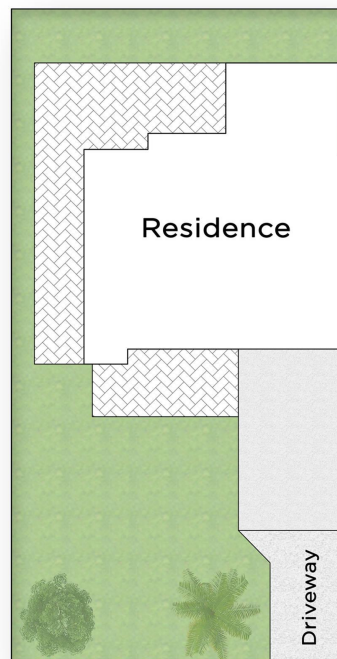
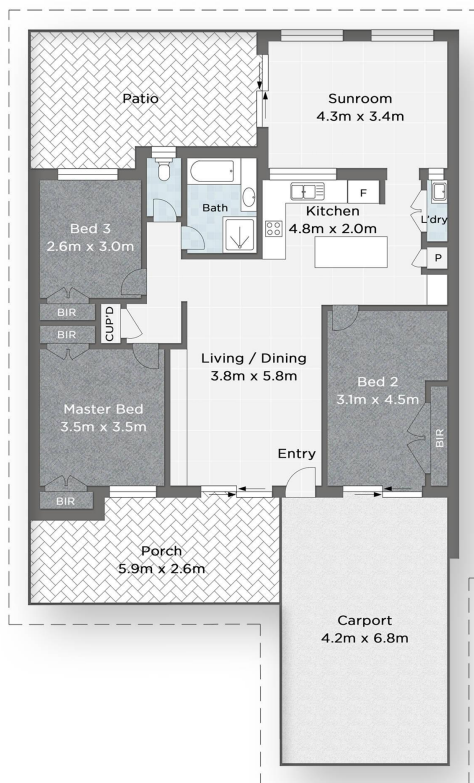
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1/45 GALLOWAY DRIVE, ASHMORE

Bed 3
 Bath 1
 Car 2

Darrell Johnson 0403 803 704



Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. www.visualmotion.com.au



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