

## Ashmore, 10/139 Cotlew Street

**NORTH FACING LARGE FAMILY HOME IN PRIVATE & SECURE BOUTIQUE ESTATE!**

Nestled high on the hill to capture the beautiful summer breezes, in a private and quiet position at the rear of the fantastic boutique gated estate "Belmont Grange", is this charming and private north-facing, sunlight townhome!

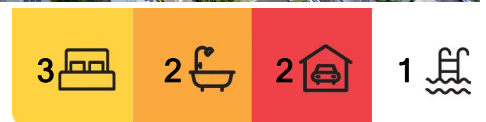
An incredible first-home, investment property, empty-nesters abode or family home ... located in highly sought-after central & convenient Ashmore location, only a short stroll to all local schools, shops, cafe's, only 10 minutes to the beach and only a stone's throw to the Gold Coast Hospital, Griffith University and the M1!

Key features of this beautiful property include:

- \* Over-sized townhouse over three levels with two separate living areas ... truly gives the feel of a free-standing home!
- \* Spacious open-plan living & dining area that flows outdoors



**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**  
Fantastic value! \$890,000

**View**  
By Appointment

**Contact**  
**Julian Kannis**  
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**Darrell Johnson**  
0403 803 704  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**



- \* Separate formal lounge with adjoining patio (easily converted to a 4th bedroom or home office if required)
- \* Beautiful private entertaining deck/courtyard that gets plenty of natural sunlight
- \* Good-sized kitchen features stone bench tops & ample cupboard & bench spaces
- \* Three large bedrooms upstairs all with built-in robes & ceiling fans, master with ensuite, 2nd bedroom with private balcony
- \* Main bathroom is also upstairs with bathtub & separate toilet
- \* Extra powder room (3rd toilet) & large laundry area on the ground floor
- \* Huge secure underground double (possible 3!) remote garage (with storage area) that has very unique private internal access directly into the home
- \* Great potential rental income of approx.. \$850-900 per week
- \* Fantastic pet-friendly boutique estate with sparkling inground pool, that has only 16 townhouses & only approx..16 years old
- \* Very reasonable body corp fees include building insurances, pool, private lawn & sitting areas, estate maintenance and upkeep ... good value when you add it all up!

This is a great value Villa that assured to both surprise and impress in the heart of highly-sought Ashmore ... contact Julian Kannis on 0413 635 551 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

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.

## More About this Property

<b>Property ID</b>	KNJ0F
<b>Property Type</b>	House
<b>Including</b>	Air Conditioning Toilets (3) Pool Courtyard Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Water Tank Carpeted Close to Schools Close to Shops Close to Transport Pool

**Julian Kannis 041 363 5551**

Sales Professional | [julian.kannis@ljhooker.com.au](mailto:julian.kannis@ljhooker.com.au)

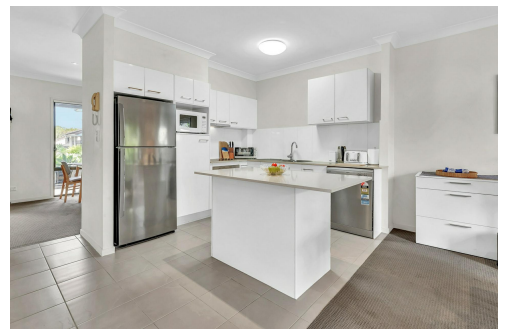
**Darrell Johnson 0403 803 704**

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10/139 COTLEW STREET, ASHMORE

Bed 3 Bath 2 Car 3

Julian Kannis 0413 635 551

**LJ Hooker**  
Ashmore

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](http://www.visualmotion.com.au)

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