



10 Marlborough Court, Ashmore

**Sold by Darrell Johnson - 0403 803 704**

OUTSTANDING VALUE FOR MONEY ... LOCATION, LOCATION ... SENSATIONAL FAMILY HOME IN PRIME, HIGHLY- SOUGHT PRECINCT

CENTRAL & CONVENIENT "SUN VALLEY PARK"/"BENOWA HILLS" LOCATION .. nestled in one of inner-city Ashmore's best streets and highly-prized locations, this stunning and very appealing family abode not only boasts a warm and homely feel throughout, but can also lay claim to Surfers skyline views, fantastic cooling breezes over the hot Summer months, sensational outdoor entertaining, and is perfectly positioned only metres away from 50+ acre "Sun Valley Park" .. a sensational family home that you will be proud to call your own and will thoroughly enjoy living in for many years to come !!

Key features include ...

- Quiet cul-de-sac .. prime, central & convenient location in the very desirable "Benowa Hills" precinct of highly-sought, inner-city Ashmore
- Only metres to sensational "Sun Valley Park" and an easy ride or short drive to everything else that you could possibly want or need
- Located in the highly-sought Benowa Schools/Bellevue Park

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**FOR SALE**  
\$1,842,500

**AGENTS**

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**AGENCY**

LJ Hooker Ashmore  
(07) 5526 9722

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.



- catchment area
- Low maintenance, easy-care elevated allotment
- Modern, designer feel throughout that is sure to appeal to anyone in search of a contemporary abode and not wanting to renovate further .. move straight in and enjoy your new home !!
- Light-filled, open-plan lounge area extends via large sliding stacker doors to big viewing verandah with glass balustrading to take advantage of its elevated position and to enjoy the panoramic outlook
- Stunning designer chef's gourmet kitchen with soft-close drawers, quality appliances, an abundance of storage & stone bench-tops with large servery window to breakfast bar and outdoor area
- The cosy and inviting 2nd living & dining areas flow seamlessly to external spaces
- Sensational covered outdoor entertaining area offers in-built bench seating and plenty of room for entertaining for hours on end
- Large 12 metre lap pool and yard provide plenty of Summer fun for all the family
- Spacious laundry with powder room adjacent to service the living and outdoor entertaining areas
- Four big bedrooms plus office
- The Master retreat boasts Surfers skyline views, large walk-in robe and modern ensuite
- 2nd spacious and modern family bathroom with separate toilet
- Oversized garage with workshop, storage or gym area ... brand new epoxy-flake flooring
- Additional off-street parking caters for all the families vehicles
- Only metres away from beautiful "Sun Valley Park", Ashmore's secret 50+ acre prized haven of tranquil parkland including walking/cycling tracks, swings & slides, cricket nets and training/exercise equipment for all the family, plus a lead-free environment for our lovable canine friends to enjoy also

Call your local Ashmore area specialist Darrell Johnson on 0403 803 704 to view this great value property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

#### ASHMORE ... A FANTASTIC PLACE TO LIVE !!!

Looking to live or invest in property/real estate in Ashmore? 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.

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 fast becoming even more of a highly-sought after location than its current residents (and investors) already know it to be !!!

## MORE DETAILS

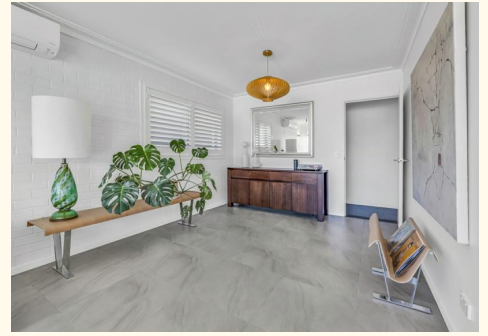
Property ID PVJ0F  
Property Type House  
Land Area 684 m2  
Including Ensuite  
Study  
Air Conditioning  
Toilets (3)  
Pool  
Courtyard  
Balcony  
Deck  
Gym  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage  
Car Parking - Basement  
City Views  
Close to Schools  
Close to Shops  
Close to Transport  
Pool

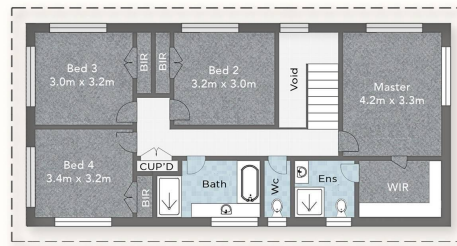
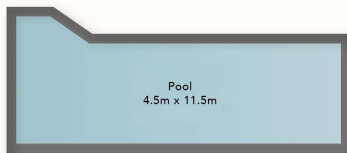
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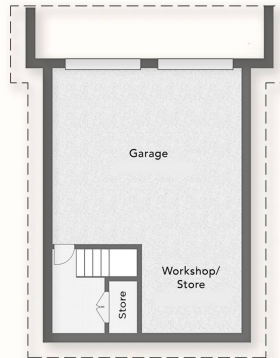
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**Upper Level**



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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)