



Ashmore, 10 Tibor Court

"GIVE ME LAND, LOTS OF LAND " ... FANTASTIC FAMILY HOME ON HUGE QUARTER-ACRE (1,196m2) ALLOTMENT ... PRIME, CENTRAL & CONVENIENT LOCATION !!!

Nestled high on the hill in a quiet street and in a prime, highly-sought pocket of central & convenient Ashmore, sits this large family residence on a sprawling 1,196m2 allotment and boasting an enviable elevated position which captures cool breezes and supreme privacy ... if entertaining and outdoor living are high on your list then look no further as you won't find better with two large covered outdoor areas looking over the huge private pool and enormous backyard ... inspections will most certainly impress !!!

Key features include ...

- * Hard to find over-sized, quarter-acre (1,196m2) allotment
- * Prime position, high on the hill in a nice quiet street
- * Just up the road from tranquil "Girral Park", and only minutes away from anything else



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
\$1,395,000

View
ljhooker.com.au/7KJ0F

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that you could possibly want or anywhere that you need to be

- * Easy living, one-level, solid brick & tile home
- * Huge yard area, both to the front and the rear of the property, offering plenty of space for children and pets to play safely
- * Over-sized, North-facing covered entertaining area overlooking the large private pool and yard ... the perfect place for all year-round entertaining of family & friends with Hinterland views and spectacular sunsets
- * A 2nd big covered entertaining area makes for a perfect outdoor gym or games area
- * The large main living area flows seamlessly to outdoor spaces
- * Extra large kitchen boasts a huge amount of storage and bench-space, with casual meals area incorporated into this
- * A 2nd lounge area looks to the front yard
- * Master retreat looks out to private gardens and offers a walk in-robe, additional built-in robe and contemporary ensuite
- * Three additional large bedrooms
- * Modern family/2nd bathroom with separate toilet
- * Big laundry opens to outdoors
- * Double lock-up garage offers plenty of ceiling height for the conversion into another living area (or more bedrooms) if required, plus plenty of additional off-street parking for extra cars, boat, caravan trailers etc
- * Large front yard privately screened by established gardens
- * Solar hot water system; 7,000 litre rainwater tank
- * Close proximity to a numerous schools, shopping centres, M1 Motorway, public transport and the Gold Coast University and Hospital
- * Don't delay as opportunities like this rarely become available !!!

If space, land, privacy and plenty of room to run and play are what you're after, then this outstanding & rare opportunity should not be missed ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 to view this outstanding opportunity anytime by appointment, 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,



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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

Property ID	7KJ0F
Property Type	House
Land Area	1196 m ²
Including	Ensuite Air Conditioning Toilets (2) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Close to Schools Close to Shops Close to Transport Pool

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10 TIBOR COURT, ASHMORE

Bed 4
 Bath 2
 Car 2



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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



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