







10 Tomanbil Terrace, Ashmore

Spacious Family Home with Self-Contained Studio

Offering a unique split-level layout with four bedrooms plus a one-bedroom studio apartment with separate street-level entrance. Private, quiet and elevated, Set down off the street, this spacious Ashmore home is designed for families who want flexibility with real separation.

Whether you need space for extended family, a teenager, guests, a home office or an independent work-from-home setup, this versatile floorplan offers plenty of options to suit your lifestyle.

At the heart of the home is a large undercover, heated inground pool, complemented by an enclosed entertaining area with fully automated electric screens, private protected and useable year-round, elevated to take in the garden outlook and distant hinterland beyond.

Set on a fenced 780m² block in one of Ashmore's most sought-after pockets, this is a home that combines space, practicality and lifestyle appeal.

The Main Residence

- Good sized master bedroom with ensuite, walk-in robe and air

5 3 2

FOR SALE
Offers Over $1,299,000

VIEW
Sat 21st Nov @ 10:30AM - 11:00AM

AGENTS

Ewan Kerr
0405 107 725
ekerr@ljhgc.com.au

Abbi Kerr
0415 732 002
akerr@ljhgc.com.au

AGENCY

LJ Hooker Nerang
(07) 5581 4422

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.

LJ Hooker

conditioning
- Two additional bedrooms, including one with built-in robe
- Flexible potential fourth bedroom or multiple purpose room with air conditioning
- Two bathrooms, with the main bathroom featuring a spa bath
- Modern kitchen with stone benchtops, gas cooktop and servery to the outdoor entertaining area
- Tiled family and dining area with character-filled raked ceilings and air conditioning
- Separate lounge room
- Separate laundry
- Additional covered entertaining area or storage at the front of the home
- Large undercover, heated inground swimming pool
- Enclosed pool and entertaining area with automated electric screens

Separate Studio Apartment - Easily Accessible at Street Level

Private, quiet and self-contained with its own entrance at street level, no stairs and easy access. Ideal for extended family an older parent, older children, guests or work from home such as a beauty/wellness business STCA.

- Spacious bedroom/living area with raked ceiling
- Modern bathroom
- Open-plan kitchen and dining area
- Outdoor deck
- Separate access for added privacy and independence

Additional Features

- Auto double lock-up carport
- 13.5kw (approx.) solar power system
- Solar hot water
- Security window shutters
" Ceiling fans throughout
" Fenced 780m² block

A Location That Delivers

Positioned in a highly desirable Ashmore location, you're within easy reach of Ashmore Primary School, Ashmore Plaza Shopping Centre, Benowa Village Shopping Centre, Emmanuel College, Emerald Lakes and Royal Pines Resort, with its golf and leisure facilities.

You're also conveniently located close to People First Stadium, major shopping and dining precincts, while the famous Gold Coast beaches are only a short drive away.

Whether you're looking for a spacious family home, accommodation for extended family, additional flexibility for guests or work, or simply a property with exceptional lifestyle appeal, this is an opportunity that deserves your attention.

Homes offering this combination of space, versatility and lifestyle are rarely available so don't miss your chance to inspect.

Contact us today or attend one of the upcoming open homes and experience everything this unique Ashmore property has to offer.

Disclaimer:
Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

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.

MORE DETAILS

Property ID	5JBAF41
Property Type	House
Land Area	780 m2
Including	Study
	Air Conditioning
	Pool
	Deck
	Dishwasher
	Built-in-Robes
	Fully Fenced

Ewan Kerr 0405 107 725
Sales Specialist | ekerr@ljhgc.com.au
Abbi Kerr 0415 732 002
Sales Associate to Ewan Kerr | akerr@ljhgc.com.au

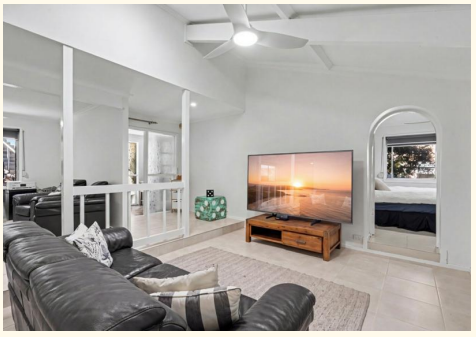
LJ Hooker Nerang (07) 5581 4422
2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhgc.com.au











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.



10 TOMANBIL TERRACE, ASHMORE

5 3 2

Internal: 178m² I External: 204m² I Total: 382m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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.