



## Ashmore, 102 Yangoora Crescent

PICTURE-PERFECT PRESENTED PROPERTY ...  
PRIME, CENTRAL & CONVENIENT LOCATION !!!

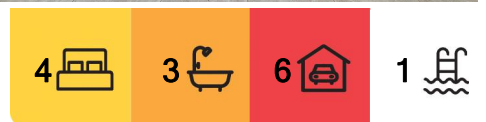
MOVE STRAIGHT IN AND ENJOY YOUR NEW HOME ... Nestled in the heart of highly-sought, central & convenient Ashmore, this fully renovated, easy-to-live-in, one-level home is all ready to move into and make your own ... with all the hard work done, perfectly presented & spacious, and a very practical light-filled internal living floor-plan flowing easily to outdoor spaces, your new home awaits for you to enjoy all that it has to offer for many years to come !!!

Key features of this picture-perfect property include ...

- \* Prime, central & convenient, Ashmore location ... only minutes away from anything you could possibly want and anywhere you might like to be
- \* Beautifully & fully renovated throughout, even all new windows & screens, sliding doors & blinds ... nothing has been missed ... move straight in and enjoy your new home !!!
- \* Easy-living, single-storey/one-level, low maintenance property ... desirable North-East



**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**  
\$1,349,000

**View**  
[ljohnson.com.au/FKJ0F](https://ljohnson.com.au/FKJ0F)

**Contact**  
**Darrell Johnson**  
0403 803 704  
[djohnson@ljohnson.com.au](mailto:djohnson@ljohnson.com.au)

**LJ Hooker Ashmore**  
**(07) 5526 9722**



aspect

- \* Natural light-filled internal living flows easily to outdoor spaces
- \* Large, covered outdoor entertaining ... the perfect place to entertain family & friends for hours on end enjoying all that the glorious Gold Coast climate has to offer
- \* Enjoy year-round swimming in your inviting, easy-care, heated North-facing pool ... perfect for swimming in both Summer & Winter
- \* The modern kitchen offers an abundance of storage & bench-space, whilst looking and opening out to the entertaining & pool area ... dining area adjacent
- \* Spacious lounge/living area
- \* Four bedrooms, with two of these being ensuited and offering a myriad of uses for alternate living scenarios
- \* Three modern, fully renovated bathrooms
- \* Secure off-street parking options for six (6) cars via covered double car accommodation, plus an additional two secure gates access to extra parking bays for multiple vehicles, boat, caravan and or trailers
- \* Solar panel system to reduce your energy costs
- \* Reverse-cycle ducted air conditioning system, providing efficient & even cooling and heating throughout your new home
- \* Low maintenance yard, tropical gardens & vege patch
- \* Two garden sheds for storage
- \* Fully fenced & secure, with the added bonus of security cameras installed for further peace of mind

You will love the central & convenient location, the low-maintenance and ease-of-living that this one-level home offers, along with the gardens and greenery ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 to view this gorgeous, ready-to-move-into property 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, 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.



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## More About this Property

Property ID	FKJ0F
Property Type	House
Land Area	681 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Car Parking - Surface Close to Schools Close to Shops Close to Transport Pool

**Darrell Johnson 0403 803 704**

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

**LJ Hooker Ashmore (07) 5526 9722**

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102 YANGOORA CRESCENT, ASHMORE

Bed 4 Bath 3 Car 4

Darrell Johnson 0403 803 704 **LJ Hooker**

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