



Ashmore, 12 Jilpangi Crescent

FANTASTIC FAMILY HOME WITH DUAL LIVING
POTENTIAL/DISABLED ACCESS ... QUIET,
CENTRALLY LOCATED CUL-DE-SAC ... HUGE 994m2
LAND HOLDING !!!

Nestled at the end of a quiet cul-de-sac, in a nice elevated location in central & convenient Ashmore, this lovely-feel and very versatile family home boasts a huge 994m2 allotment offering a myriad of uses for all the family and any potential development options that the new owners may have for it both now or in the future ... a real surprise package and beautifully presented, this home is certainly well worthy of your inspection !!!

Key features of this value-packed property include ...

- * Quiet cul-de-sac position ... central & convenient location in the heart of highly-sought Ashmore
- * Solid brick & tile construction home
- * Nicely renovated throughout ... move straight in and enjoy !!!



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
\$1,300,000 to \$1,400,000 price range

View
ljhooker.com.au/AAJ0F

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LJ Hooker Ashmore
(07) 5526 9722

- * Huge 994m2 allotment, with easy access to the rear yard to do whatever you want to do with it
- * Inviting lounge area flows through to outdoor spaces
- * Spacious, modern kitchen with stone bench-tops and an abundance of storage ... large dining space adjacent
- * Private covered outdoor entertaining area overlooks the pool and yard
- * Perfectly sized pool for all the family to enjoy for hours on end in the up-coming hot Summer months ahead, without being a slave to keeping it clean or maintenance/filling costs
- * The BIG, fully fenced yard offers plenty of space for children and pets to play safely, and heaps of room with good easy access to add in extra sheds, granny flat etc if required (subject to council approval)
- * Three big bedrooms, all with large built-in robes ... Master bedroom with it's own ensuite
- * Spacious 2nd/family bathroom with separate toilet
- * Huge, open-plan living/multi-purpose area on the ground floor with easy access via its own separate entranceway, full bathroom & kitchenette/wet-bar area ... makes for the perfect home-office, dual living potential offering disabled access, or anything else that you might want it for !!!
- * Additional spacious office/gym/storage room
- * Over-sized laundry with plenty of storage opens to outdoor drying area
- * Covered car accommodation for two vehicles, plus extra off-street parking for multiple vehicles, plus extra gated access to rear yard for secure parking of boat, caravan, trailer etc
- * Air-conditioned and ceiling fans throughout
- * Energy efficient 6.4kw solar power system

You will fall in love with the space, the versatility, the land-size and the practicality that this centrally located property offers ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 for further info or to view this fantastic family home 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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More About this Property

Property ID	AAJ0F
Property Type	House
Land Area	994 m ²
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Solar Panels Close to Schools Close to Shops Close to Transport Disabled Access Kitchenette Pool

Darrell Johnson 0403 803 704

Sales Professional | djohnson@ljhooker.com.au

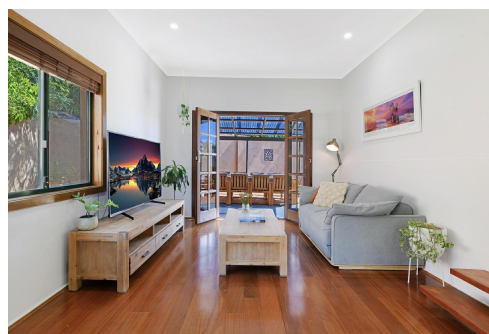
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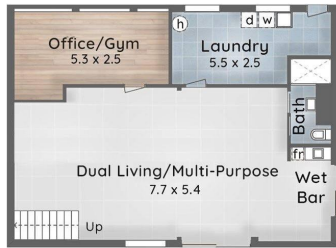
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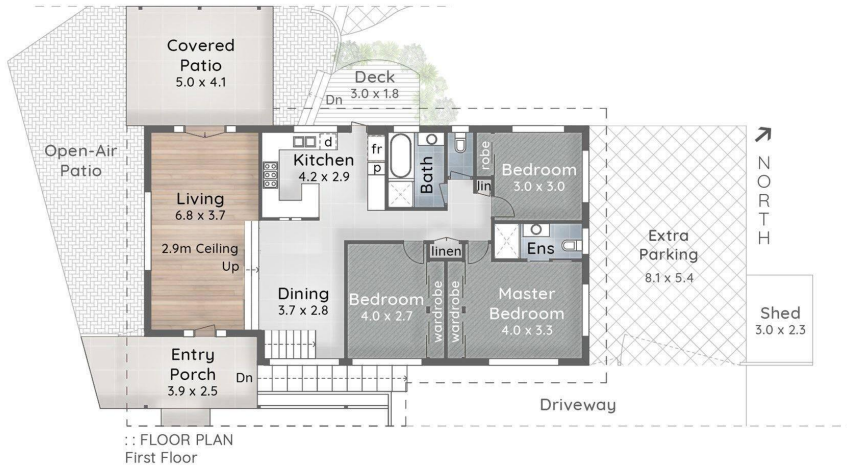


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:: FLOOR PLAN
Ground Floor
2.3m Ceiling



:: FLOOR PLAN
First Floor

LEGEND

- 1. Covered Patio | 2. Swimming Pool
- 3. Poolside Terrace | 4. Entry Porch
- 5. Double Carport | 6. Garden Shed
- 7. Driveway Parking | 8. Gated Parking



JILPANGI
CRESCENT

12 Jilpangi Crescent ASHMORE

 3 Bed + Office

 3 Bath

 2 Car + Off-Street

LJ Hooker Darrell Johnson
0403 803 704

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