




12 Kurrambee Avenue, Ashmore

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CHARACTER-FILLED FAMILY HOME WITH HIGH CEILINGS, VIEWS TO SURFERS, LARGE YARD & INVITING POOL ... PRIME, HIGHLY-SOUGHT ASHMORE LOCATION !!!

FOR SALE
\$1,400,000

AGENTS

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AGENCY

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This character & light-filled, split-level family home with gorgeous high ceilings sits high on the hill to capture views to Surfers and cooling Summer breezes ... located in a quiet, central & convenient location that is only minutes to anything and everything you could possibly want or need ... inspections will impress !!!

Key features include ...

- Highly desirable North aspect
- Nice elevated position to capture views to Surfers and cooling breezes
- Solid rendered brick & colour-bond roof home
- Clever & versatile split-level design, with only six (6) stairs from the living areas to the separate bedroom wing

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**

- Over-sized 799m2 allotment
- Big fully-fenced yard for children & pets to play safely
- Inviting pool for all the family to enjoy in those hot Summer months ahead
- Covered outdoor entertaining area
- Lounge area with high ceilings spills out onto the large yard
- The large kitchen offers an abundance of storage & bench-space, with dining/extra lounge area adjacent ... cathedral high ceilings enhance the feeling of space here
- Three big bedrooms, all with large robes & air-con
- Generous office/4th bedroom
- Practical large bathroom, toilet & wash-basin areas
- Double carport with huge storage area, plus plenty of secure off-street parking for additional vehicles, boat, caravan, trailer etc

A gorgeous family home in a great location, filled with charm & character - the perfect family home or investment property in such a prime, central & convenient location.

ASHMORE ... WHAT A GREAT 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, 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).

MORE DETAILS

Property ID RMJ0F
Property Type House
Land Area 799 m2
Including Study
Air Conditioning
Toilets (1)
Pool
Courtyard
Deck
Dishwasher
Outdoor Entertaining
Floorboards
Built-in-Robes
Secure Parking
Fully Fenced
Car Parking - Surface
Close to Schools
Close to Shops
Close to Transport
Pool

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Ashmore

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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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