



12 Mualla Drive, Ashmore




## Sold by Darrell Johnson - 0403 803 704

FANTASTIC VALUE, ENTRY-LEVEL HOME FOR THIS HIGHLY- SOUGHT LOCATION ... PERFECT FOR THE FIRST-HOME BUYER, INVESTOR OR DOWN-SIZER !!!

Located in a nice, quiet & elevated position of highly-sought, central & convenient Ashmore, this solid brick & tile home is tastefully renovated & presented throughout and is all ready to move into & enjoy with nothing further to be spent or to be done ... central & convenient to everything you could possibly need or want in this prime "HOT SPOT" location of highly-sought Ashmore !!!

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

- Quiet, central & convenient location
- Easy living, one-level home
- Elevated position to capture the breezes
- Solid brick & tile construction
- Tastefully renovated throughout ... move straight in & enjoy your new home with nothing else needed to do
- Spacious internal living flows easily to outdoor areas
- Large kitchen with plenty of storage ... dining area adjacent
- Three big bedrooms, all with built-in robes
- Large, modern bathroom

3  1  1 

**FOR SALE**  
\$1,075,000

### AGENTS

Darrell Johnson  
0403 803 704  
djohnson@ljhooker.com.au

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0403 803 704  
djohnson@ljhooker.com.au

### AGENCY

LJ Hooker Ashmore  
(07) 5526 9722

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**

- Huge laundry/office
- Over-sized, remote single lockup garage ... this has been newly floored and the walls lined so that it can be utilised as an extra bedroom, games room or home-office ... with the plumbing already in place in the laundry behind, this space could easily be converted to an ensuited bedroom if required
- Covered outdoor entertaining to the rear, plus front verandah opening to generous flat terraced yard
- Plenty of extra off-street parking for additional vehicles, boat, caravan, trailer etc at the front, with side gated access to the rear yard as well ... space for a pool or an extra dwelling to be added if required (subject to council approval)
- Sports fields at the end of the street, with easy walk-through access to shopping centre, Woolworths etc
- Numerous schools, public transport, shops, medical facilities etc are all only a short walk away, and only 10-15 minutes drive to the world's best beaches, CBD's, major shopping centres, the M1 etc

Call your local Ashmore area specialist Darrell Johnson on 0403 803 704 to view this fantastic value, entry-level 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 OR 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.

## MORE DETAILS

Property ID MMJ0F  
Property Type House  
Land Area 753 m2  
Including Study  
Air Conditioning  
Toilets (1)  
Courtyard  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Close to Schools  
Close to Shops  
Close to Transport

### **Darrell Johnson 0403 803 704**

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

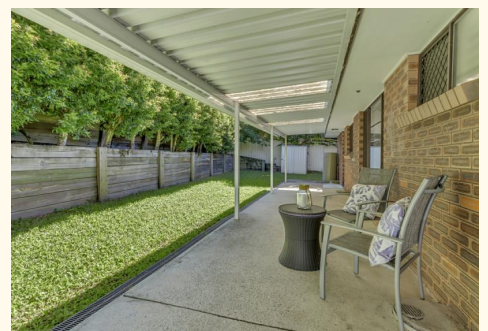
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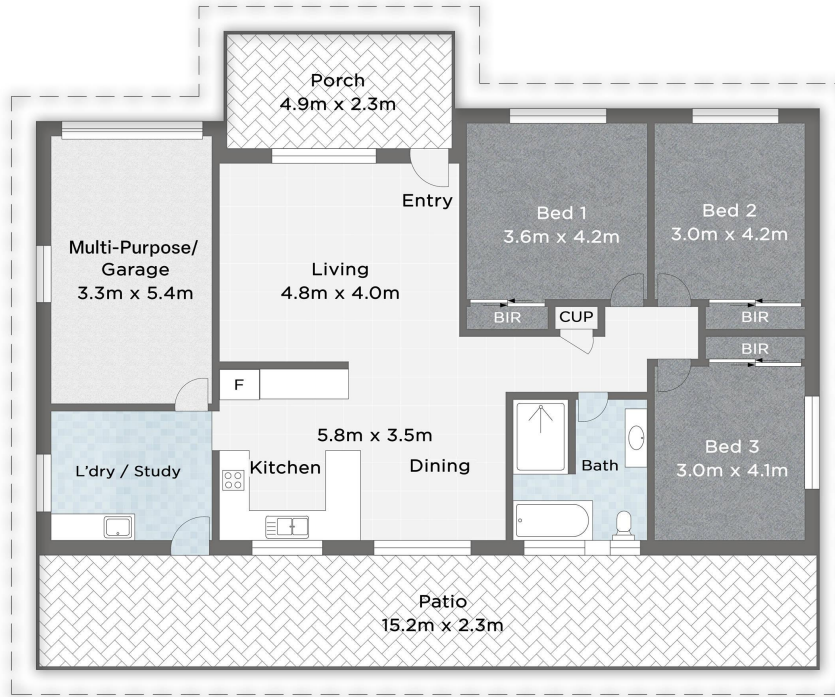
Sales Professional | [djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

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

167 Cotlew Street, ASHMORE QLD 4214

[ashmore.ljhooker.com.au](http://ashmore.ljhooker.com.au) | [admin.ashmore@ljhooker.com.au](mailto:admin.ashmore@ljhooker.com.au)





12 MUALLA DRIVE, ASHMORE

 Bed 3
  Bath 1
  Car 1

Darrell Johnson 0403 803 704


  
 Ashmore

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](http://www.visualmotion.com.au)

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