

128 Currumburra Road, Ashmore

**EXCEPTIONAL VALUE & ENTRY-LEVEL OPPORTUNITY ... IDEAL FOR FIRST-HOME BUYERS, INVESTORS, OR A HOME OFFICE SPACE!**

Positioned on an elevated 672sqm block, this solid brick and tile home offers a north-facing side yard that perfectly captures the winter sun and summer breezes. Nestled in the highly sought-after, central, and ultra-convenient Ashmore, you're just a stone's throw from everything you could possibly need. Packed with potential, full of opportunity and the first time to market in over 30 years, this one won't last long. Be quick!

**Key Features Include:**

- Expansive 672sqm allotment in a highly sought-after Ashmore location
- Solid brick and tile home offering easy single-level living with outstanding potential
- Oversized open-plan lounge and dining area flows to a full-length covered verandah/sunroom

3 2 2

**FOR SALE**  
Offers over \$949,000

**AGENTS**  
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**AGENCY**  
LJ Hooker Ashmore  
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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.



- Additional dining or second living space conveniently located off the kitchen
- maintenance, easy-care lawns and established gardens
- Spacious kitchen with views over the sunroom and backyard
- Main bathroom includes a bathtub and separate toilet for added convenience
- Master bedroom features ample wardrobe space and private ensuite
- Single lock-up garage plus extra off-street parking with easy rear access
- Generous internal laundry opens directly to the outdoor area
- Covered outdoor entertaining area overlooks a peaceful, fully fenced backyard
- Large grassed area, perfect for children and pets to play safely, with space and access for a pool if desired; includes additional garden shed
- Within easy walking distance to public transport, schools, shops, and local parks
- Ideally located with home office potential & exposure directly across from Ashmore Plaza Shopping Centre and Ashmore Village Park
- Close to Pindara Private and Gold Coast University Hospitals, Griffith University, and M1 access, only minutes to world-renowned beaches and all that the Gold Coast has to offer!

Call your local area specialist Julian Kannis 0413 635 551 to view this entry-level price-pointed 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, 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 P6J0F  
Property Type House  
Land Area 672 m2  
Including Toilets (2)  
Courtyard  
Dishwasher  
Fully Fenced  
Carpeted  
Close to Schools  
Close to Shops  
Close to Transport

**Julian Kannis 041 363 5551**

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

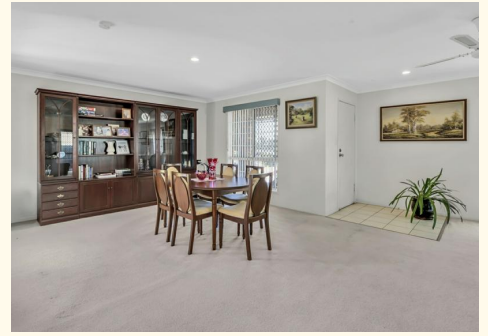
**Darrell Johnson 0403 803 704**

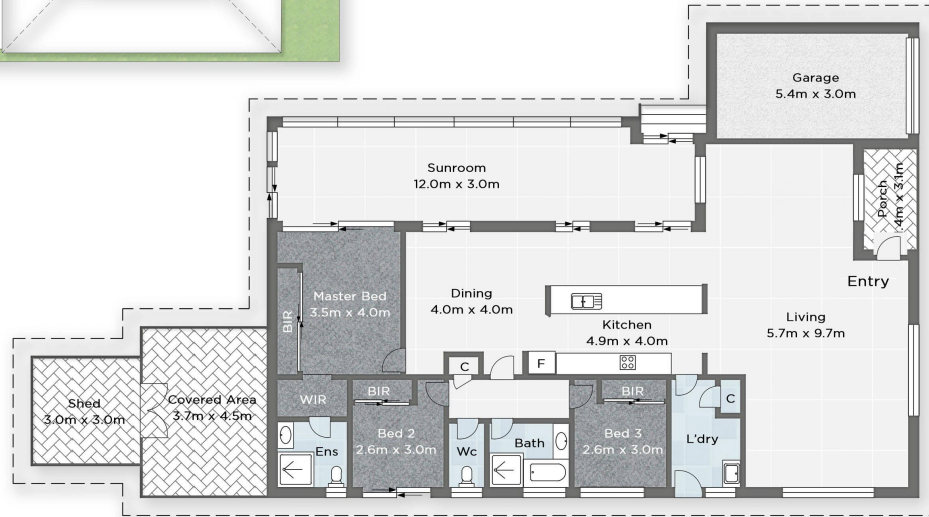
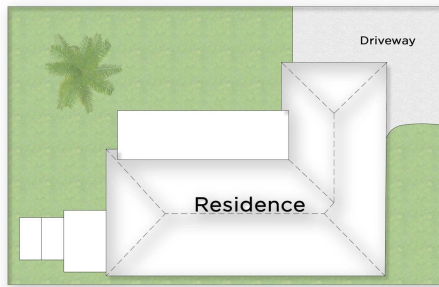
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128 CURRUMBURRA ROAD, ASHMORE

Bed 3
 Bath 2
 Car 1

**LJ Hooker**  
 Julian Kannis 0413 635 551 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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**LJ Hooker**