



13 Kerria Crescent, Ashmore

**Sold by Darrell Johnson - 0403 803 704**

LOCATION, LOCATION, LOCATION ... SPACIOUS, QUALITY-BUILT FAMILY HOME IN HIGHLY-SOUGHT, CENTRAL & CONVENIENT PRECINCT !!!

BELLEVUE PARK/BENOWA SCHOOLS CATCHMENT ZONE ... Nestled in the most central & convenient location, this spacious family home on a large 710m<sup>2</sup> allotment is within easy walking distance to numerous schools, sporting facilities, shopping centres, medical facilities etc and is located in the highly-sought Bellevue Park & Benowa Schools catchment area ... you can't go wrong with four large bedrooms, three separate living areas, two outdoor entertaining areas and pool in this prime highly-sought position, whether it being as your new family home or a perfect investment property ... LOCATION, LOCATION, LOCATION !!!

- Large, solid brick & tile home with plenty of character & charm throughout
- Quiet central & convenient location ... elevated position to capture the breezes
- Easy-care, low maintenance gardens & yard space ... private North-East aspect swimming pool & entertaining
- Gorgeous and inviting formal lounge & dining area

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.

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**FOR SALE**  
\$1,500,000

**AGENTS**

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**AGENCY**

LJ Hooker Ashmore  
(07) 5526 9722

 **LJ Hooker**

- Big rumpus/games room that opens to large covered outdoor area
- Large, centrally located, very functional kitchen offers plenty of storage and bench-space with a servery window to outdoors ... dining area adjacent
- Additional living area opens to covered al-fresco space overlooking the pool and yard
- The Master retreat on the upper level offers large robe-space and generous ensuite
- Two additional large bedrooms plus family bathroom & separate toilet on upper level
- 4th bedroom or perfectly located home-office on ground floor
- Powder room on ground floor services all living areas
- Air-conditioned and ceiling fans throughout
- Double lockup garage + large storage/workshop area, plus plenty of additional off-street parking
- Large 710m2 allotment in prime, Bellevue Park/Benowa Schools catchment area

A fantastic opportunity to purchase your new family home or quality investment property in such an excellent location ... contact your local Ashmore area specialist Darrell Johnson on 0403 803 704 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

#### 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 R0J0F  
Property Type House  
Land Area 710 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Pool  
Fire Place  
Courtyard  
Deck  
Gym  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage  
Close to Schools  
Close to Shops  
Close to Transport  
Pay TV Access  
Pool

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

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

### **Julian Kannis 041 363 5551**

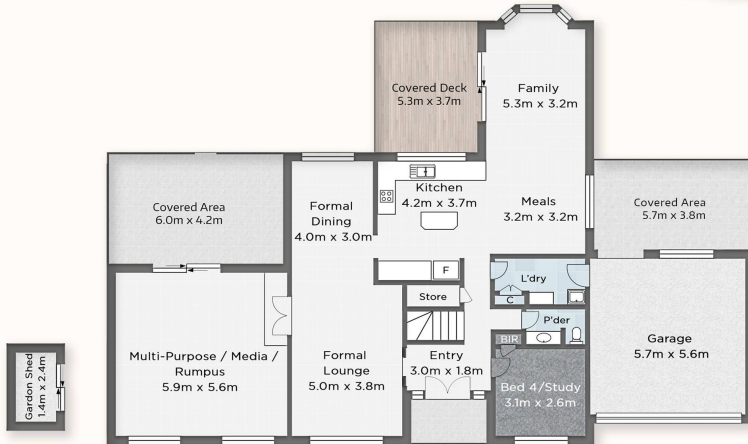
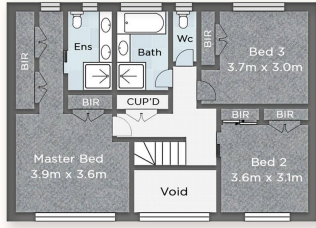
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### **LJ Hooker Ashmore (07) 5526 9722**

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**LJ Hooker**  
Ashmore

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

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**LJ Hooker**