

## Ashmore, 14 Binalong Drive

TOTALLY PRIVATE & PEACEFUL FAMILY HOME IN  
HIGHLY SOUGHT-AFTER ASHMORE LOCATION!

Nestled in quiet, elevated position to capture the breezes, is this totally unique, character-filled family home that offers the absolute best of both country/hinterland and inner-city Gold Coast lifestyle living!

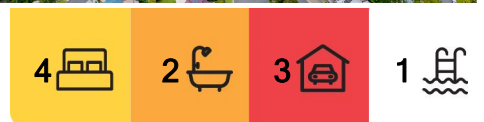
This is the first time the property has been to market in 30 years and offers the new owners potential galore and an incredible 1,370m<sup>2</sup> piece of one of Ashmore's best addresses, the highly sought-after "Binalong Drive"!

Key features of this fantastic home include:

- \* Unique family home prime for renovation offering complete peace & privacy from the outside world
- \* Quiet, elevated position in one of Ashmore's best addresses ...central & convenient to everything you could ever want or need



**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**  
\$1,116,000

**View**  
[ljhooker.com.au/6GJ0F](http://ljhooker.com.au/6GJ0F)

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

- \* HUGE entertaining balcony set amongst the trees with beautiful panoramic Hinterland outlook over Royal Pines Resort
- \* Beautiful exposed rafter high ceilings throughout the home
- \* Open-plan living & dining area that flows effortlessly outdoors
- \* Separate totally cosy formal lounge with feature fireplace (plus ample readymade wood for your use!)
- \* Private North-facing tropical pool & spa plus pool-side lounge/seating area
- \* Big backyard offering plenty of potential to landscape into a fantastic large usable space
- \* Spacious kitchen with ample bench & cupboard space
- \* Master bedroom features walk-in robe & private ensuite
- \* Two over-sized perfect "teenage retreat/kids" bedrooms, with their own extended study nooks/extra living areas
- \* Plus 4th bedroom or great home office
- \* Main family bathroom offering very practical separate wash basins & toilet
- \* Spacious internal laundry with direct access outside
- \* Air-conditioning & ceiling fans throughout
- \* Large 5kw Solar Panel system
- \* Over-sized 3 car garage plus additional off-street driveway parking
- \* Work shop/pool room area for all your tools plus additional big lock-up storage room & garden shed
- \* Development potential; subdivision or dual dwelling occupancy options (subject to DA Council Approval)

Contact your local area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 for any further information, otherwise we look forward to seeing you at one of our scheduled open homes.

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.



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## More About this Property

|               |  |
|---------------|--|
| Property ID   | 6GJ0F  |
| Property Type | House  |
| Land Area     | 1370 m <sup>2</sup>  |
| Including     | Air Conditioning<br>Pool<br>Fire Place<br>Balcony<br>Deck<br>Dishwasher<br>Outdoor Entertaining<br>Built-in-Robes<br>Secure Parking<br>Remote Garage<br>Area Views<br>Close to Schools<br>Close to Shops<br>Close to Transport<br>Pool |

**Julian Kannis 041 363 5551**

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14 BINALONG DRIVE, ASHMORE

Bed 4 Bath 2 Car 3

**LJ Hooker**

Julian Kannis 0413 635 551

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