



## Ashmore, 15 Miralie Place

FIRST HOME, INVESTMENT PROPERTY OR  
FANTASTIC RE-DEVELOPMENT OPPORTUNITY IN  
THE HEART OF HIGHLY-SOUGHT ASHMORE !!!

Set up high on a large 745m2 corner position, this solid brick & tile home is in a prime position adjacent to Miralie Park and Ashmore City Shopping Centre, as well as being only minutes away from Griffith University and Gold Coast Hospital, making it the perfect opportunity for re-development either now or in the future, or simply the perfect first-home or investment property for the astute buyer wanting something in one of the most centrally located & conveniently imaginable, inner-city Gold Coast suburbs on offer ... highly-sought Ashmore !!!

- \* Solid brick and tile home in highly-sought Ashmore
- \* Central & convenient to everything you could possibly want and anywhere you might like to be
- \* Easy one-level living



**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.

3

1

4

**For Sale**

\$895,000+ buyers

**View**

[ljhooker.com.au/BBJ0F](http://ljhooker.com.au/BBJ0F)

**Contact**

**Darrell Johnson**

0403 803 704

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

**Julian Kannis**

041 363 5551

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

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

- \* Low maintenance, easy-care lawn and gardens
- \* Dual-street access with extra gated entry to rear yard for storage of boat, caravan, trailer etc under its own carport
- \* Open-plan lounge & dining opens to full-length covered verandah to the front of the home
- \* Spacious kitchen looks out to a delightful courtyard
- \* Three generous bedrooms
- \* Bathroom with separate toilet
- \* Over-sized laundry opens to outdoors
- \* Large covered outdoor entertaining area
- \* Single lockup garage plus double carport plus extra carport for all your vehicles accommodation
- \* Two garden sheds
- \* Big yard offers plenty of space for children and pets to play
- \* Straight across the road from tranquil "Miralie Park" and walk-through to all the conveniences of Ashmore City shopping centre

Call your local Ashmore area specialist Darrell Johnson on 0403 803 704 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.



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

**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.



## More About this Property

<b>Property ID</b>	BBJ0F
<b>Property Type</b>	House
<b>Land Area</b>	745 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Outdoor Entertaining Built-in-Robes 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)

**Julian Kannis 041 363 5551**

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

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

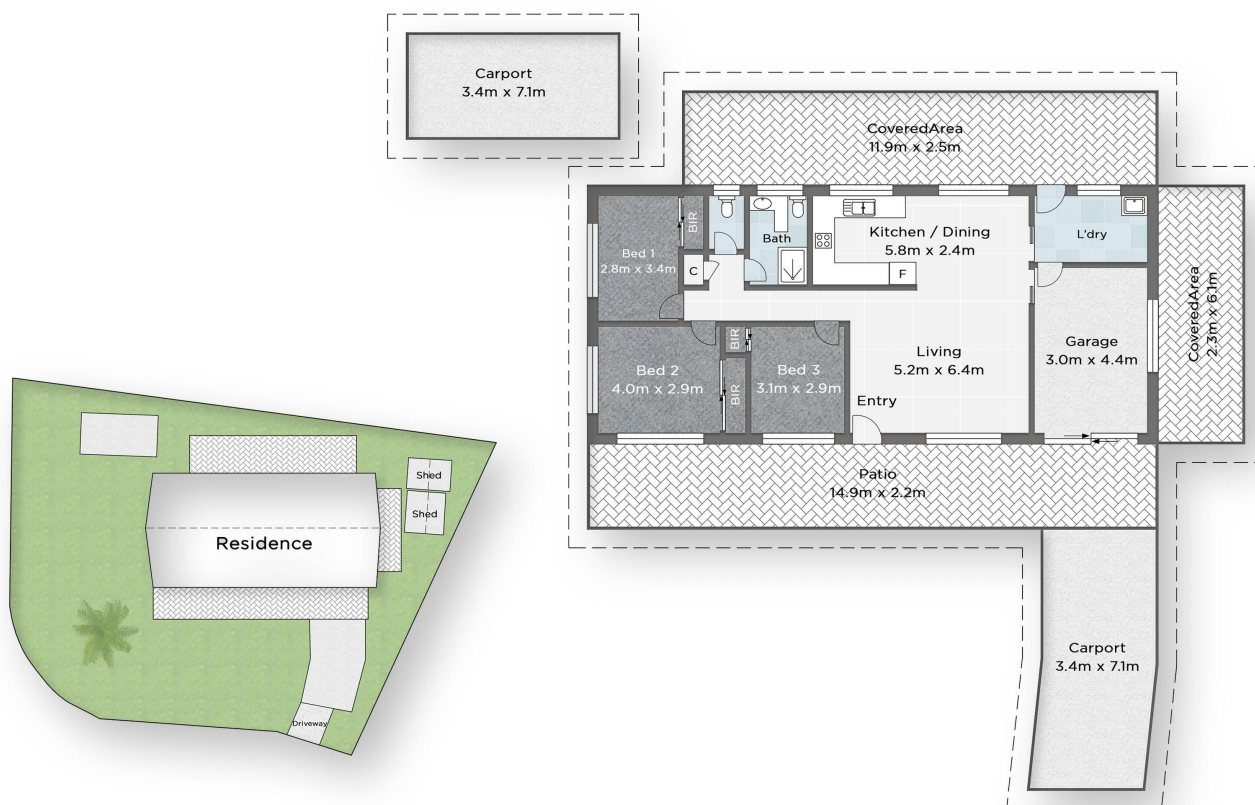
167 Cotlew Street, ASHMORE QLD 4214

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



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

**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.



15 MIRALIE STREET, ASHMORE

Bed 3 Bath 1 Car 3

Darrell Johnson 0403 803 704 **LJ Hooker**

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)