

Ashmore, 16 Girral Avenue

INCREDIBLE OPPORTUNITY IN THE HEART OF ASHMORE ... 721m2 CORNER BLOCK RIPE FOR RENOVATION! CALLING ALL RENOVATORS, BUILDERS & DEVELOPERS!

PRIME NORTH-EAST FACING ASPECT Nestled opposite tranquil "Girral Park", in a highly sought-after location is this fantastic opportunity for the astute investor to either renovate, bulldoze & build new, land-bank or re-develop this prime property in the heart of Ashmore on the Gold Coast!

This home is in need of some 'Love, Care & Attention' If you're looking for your next project, only a 10-15 minute drive to the stunning Gold Coast beaches, less than a 5 minute drive to the M1 and only a stone's throw to all local amenities ... then this property could be for you!



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.

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For Sale

SOLD

View

ljhooker.com.au/71J0F

Contact

Darrell Johnson

0403 803 704

djohnson@ljhooker.com.au

Julian Kannis

041 363 5551

julian.kannis@ljhooker.com.au

LJ Hooker Ashmore
(07) 5526 9722

Motivated vendors are realistic and this is reflected in the listing price ... you can't get all of this anywhere else at the price we have it listed for ... selling for close to land value alone!

Key features include ...

- * Over-sized, fully-fenced, private & secure 721m2 allotment in a corner position that opens extra possibilities to redevelop (subject to council approval)
- * Prime, central & conveniently located in the heart of highly-sought Ashmore
- * Highly-desirable North-East aspect ... elevated position overlooking acres of tranquil "Girral Park" opposite
- * Easy one-level living
- * Internal spaces flow to outdoor areas
- * Covered outdoor entertaining deck leads to the pool, lounging cabana and yard
- * Inviting, open-plan lounge area and dining area
- * Large kitchen offers plenty of storage and bench-space
- * Four large bedrooms plus study/storage nook
- * Modern ensuite to Master bedroom plus another modern 2nd/family bathroom with spa bath
- * Air conditioning and ceiling fans throughout
- * Plenty of secure off-street parking
- * Solar power and solar hot water system
- * The perfect location, only minutes away from anything you could possibly need or anywhere you might want to be !!!

You will love the position, location and value-for-money that this home offers ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 or Julian Kannis 0413 635 551 for further info, otherwise we look forward to seeing you at one of our scheduled Open Homes soon.

ASHMORE ... WHAT A GREAT PLACE TO LIVE AND INVEST IN!!!

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, th



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More About this Property

Property ID	71J0F
Property Type	House
Land Area	721 m²
Including	Study Air Conditioning Pool Courtyard Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Pool

Darrell Johnson 0403 803 704

Sales Professional | djohnson@ljhooker.com.au

Julian Kannis 041 363 5551

Sales Professional | julian.kannis@ljhooker.com.au

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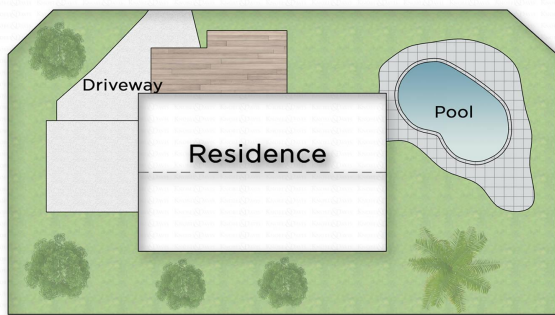
167 Cotlew Street, ASHMORE QLD 4214

ashmore.ljhooker.com.au | admin.ashmore@ljhooker.com.au



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16 GIRRAL AVENUE, ASHMORE

Bed 3 Bath 2 Car 2

KNOBEL & DAVIS
REAL ESTATE

Darrell Johnson 0403 803 704

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.picsandmortar.com.au



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