



Ashmore, 19 Tibor Court

PERFECT DUAL-LIVING OR LARGE FAMILY HOME IN
FANTASTIC ASHMORE LOCATION !!!

Nestled at the end of a quiet cul-de-sac, in an elevated position to capture the breezes and stunning hinterland views is this incredible dual-living family home that is perfect for the large and extended families!

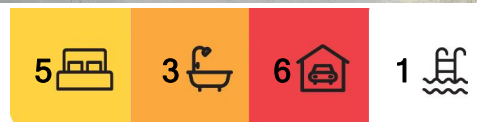
Rarely do true dual-living option homes such as this become available .. it is assured to appeal to home occupier families in search of an abundance of space & privacy plus investors after a great rental return that's assured of capital growth for years to come!

Upstairs offers:

- *Large open lounge area with adjoining front balcony, offering expansive hinterland views
- *Big modern kitchen with an abundance of storage, cupboard & bench space
- *Separate dining area adjacent to the kitchen that flows outdoors to large coverage entertaining deck overlooking the pool & yards



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
\$1,395,000

View
ljhooker.com.au/7DJ0F

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

*Three large bedrooms all with built-in robes, master offers ensuite & hinterland views

*Modern 2nd/family bathroom with bathtub

Ground-floor offers:

*Inviting entrance lounge/living area

*Big guest bedroom with sparkling pool outlook & adjoining study nook/storage area

*Main modern family bathroom

*Kitchenette with dining area adjacent

*Additional 5th bedroom/office ... the perfect work from home space

Extra property features:

*Beautifully landscaped modern yards & gardens with fruit trees

*Large inviting pool with pool side seating & covered entertaining area adjacent

*Remote single lock-up garage plus large double carport, plus additional extra -high carport, perfect for boat, caravan/trailer and plenty of additional off-street parking

*Large 6.5kW solar panel system

*Solid rendered brick, hardwood frame & tiled roof home

*Oversize (fully powered) garden/work-shop shed

*Tranquil 'Girral Park' with playground & basketball court just at the end of the street

*Brand new air-conditioning units

*The perfect location, only minutes away from anything you could possibly need or anywhere you might want to be!

You will love the size, space & privacy on offer here ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 to view this fantastic family 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 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, 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

Property ID	7DJ0F
Property Type	House
Land Area	754 m ²
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Solar Panels Area Views Close to Schools Close to Shops Close to Transport Kitchenette Roller Door Access

Darrell Johnson 0403 803 704

Sales Professional | djohnson@ljhooker.com.au

Julian Kannis 041 363 5551

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

LJ Hooker Ashmore (07) 5526 9722

167 Cotlew Street, ASHMORE QLD 4214

ashmore@ljhooker.com.au | 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.

