






20 Pinkwood Drive, Ashmore

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## LOCATION, LOCATION ... CHARACTER-FILLED HOME IN THE PRIME, HIGHLY-SOUGHT "BELLEVUE/SUN VALLEY PARK" PRECINCT OF CENTRAL & CONVENIENT ASHMORE !!!

**FOR SALE**  
\$1,250,000

### AGENTS

Darrell Johnson  
0403 803 704  
djohnson@ljhooker.com.au

Julian Kannis  
041 363 5551  
julian.kannis@ljhooker.com.au

### AGENCY

LJ Hooker Ashmore  
(07) 5526 9722

Set up high on the first hill out of Surfers Paradise (no flooding issues here), this split-level, character-filled home is nestled in the highly-sought "Bellevue Park" precinct of central & convenient Ashmore, and offers an easy & relaxed Gold Coast lifestyle for its new owners ... close enough to all the action, yet far enough away to enjoy the space, quiet and peace of suburbia, you will love the convenience of this location being so close to everything you could possibly want or need, along with all the parks, schools, sporting and medical facilities that are all easily accessible here in one of the best family-friendly suburbs that the Gold Coast has to offer ... Ashmore —what a great place to live !!!

Key features of this value-packed property include ...

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.

 **LJ Hooker**

- Prime, central & convenient location in the heart of the Gold Coast
- Solid brick & tile, clever split-level design
- Low maintenance, easy care yard & gardens
- Large lounge area with cathedral-high ceilings flows to outdoor spaces
- Huge covered outdoor deck/entertaining area with views to Surfers ... you will thoroughly enjoy spending hours on end out here with family and friends overlooking the yard below, whilst enjoying the panoramic views and glorious sunsets
- Big yard offering a safe & secure space for children and pets to play safely ... plenty of room for a pool if required
- Delightful kitchen with dining area adjacent looking out to gorgeous courtyard
- The Master bedroom has good-sized ensuite and walk-in robe, whilst also enjoying a tranquil outlook over the deck
- Two additional bedrooms
- Generous 2nd/family bathroom
- Laundry opens to outdoor drying area
- Plenty of storage throughout
- Secure double car garaging plus additional off-street parking for extra vehicles, boat, caravan, trailer etc
- Just up the road from "Sweetgum Park" and just around the corner from majestic "Sun Valley Park", Ashmore's secret 50+ acre prized haven of tranquil parkland including walking/cycling tracks, swings & slides, cricket nets and training/exercise equipment for all the family, plus a lead-free environment for our lovable canine friends to enjoy also
- Located an easy walk to several shopping villages, numerous schools, TAFE college, multiple parks, sporting & medical facilities

You will love the central & convenient location, along with the peaceful outlook and gardens & greenery that this character-filled home offers ... call your local Ashmore area specialists Darrell Johnson on 0403 803704 or Julian Kannis on 0413 635 551 to view this outstanding opportunity 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.

## MORE DETAILS

Property ID P2J0F  
Property Type House  
Land Area 630 m2  
Including Air Conditioning  
Toilets (2)  
Courtyard  
Balcony  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Area Views  
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

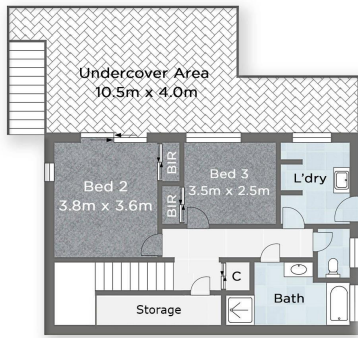
Sales Professional | [julian.kannis@ljhooker.com.au](mailto:julian.kannis@ljhooker.com.au)

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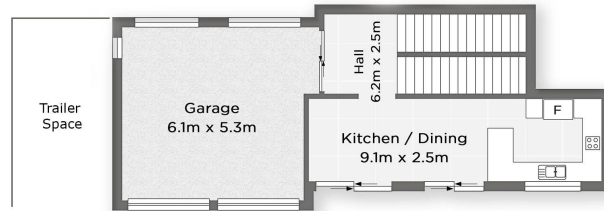
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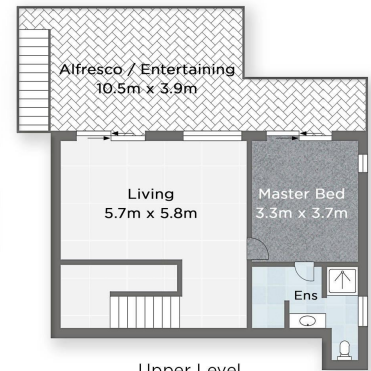




Lower Level



Ground Level



Upper Level

20 PINKWOOD DRIVE, ASHMORE

Bed 3
 Bath 2
 Car 2

Darrell Johnson 0403 803 704

Ashmore

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