



## Ashmore, 22/99 Heeb Street

**PRIME, HIGHLY-SOUGHT ASHMORE/BENOWA LOCATION ... FANTASTIC THREE BEDROOM TOWNHOUSE IN SECURE GATED ESTATE !!!**

PERFECTLY PRESENTED ... NOT A CENT TO SPEND !!! Nestled in the highly-sought "The Mews" estate (a highly-sought and tightly-held, secure gated estate), no.22 is one of the best positioned townhouses in the complex with desirable, private North-East aspect and no neighbours on the Northern side giving a nice feeling of open space. This fantastic townhouse offers three large bedrooms, two full bathrooms + powder-room, contemporary living, lockup garage plus additional parking space to the front, reverse cycle air-conditioning, security screens and ceiling fans ... PERFECT FOR THE OWNER/OCCUPIER OR INVESTOR ... INSPECTIONS WILL MOST CERTAINLY IMPRESS !!!

Key features include ...

\* Prime, central & convenient location, only minutes away from anywhere you want to be &



**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

3

2

**For Sale**  
\$799,000+ buyers

**View**  
[ljhooker.com.au/75J0F](http://ljhooker.com.au/75J0F)

**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**

nestled in one of the best school districts on the Gold Coast

- \* Highly desirable North-East aspect, with no neighbours to the North which gives a nice feeling of space and privacy
- \* Low maintenance, easy-care property
- \* Open-plan internal living flows easily to private outdoor spaces
- \* Lounge, dining and kitchen all look out to covered outdoor entertaining and courtyard
- \* Well appointed, practical kitchen
- \* The big Master retreat has a nice, elevated, leafy outlook with Surfers hi-rise glimpses and offers a sizeable walk-through robe to spacious ensuite
- \* Two additional large bedrooms, both with built-in robes
- \* Good-sized 2nd/family bathroom
- \* Additional powder-room on the ground floor
- \* Separate, generous laundry
- \* Over-sized single lockup garage offers internal access to the home and has glass sliding door to the rear that opens to courtyard ... additional off-street parking for a 2nd vehicle to the front of the garage
- \* Air-conditioned, ceiling fans and security screens throughout
- \* Pet-friendly complex
- \* Secure gated complex with on-site managers
- \* Resort-style pool, with vast lounging/entertaining terraces and BBQ facilities
- \* An easy walk to numerous schools, sporting facilities, shops, TAFE college, medical facilities
- \* Fantastic value body corporate fees of only \$93 per week

You will love the natural light, security and peace & quiet that this home offers, along with the prime, central & convenient location ... call your local Ashmore area specialist Darrell Johnson on 0403 803 704 to view this property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

#### ASHMORE/BENOWA AREA ... WHAT A GREAT PLACE TO LIVE AND INVEST IN !!!

Ashmore & Benowa is the most practical and central suburbs that the Gold Coast has to offer, located close enough to all the action yet far enough away from it all ... they are frequently high-lighted on major property reports as a recommended investment "Hot Spots" 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 & Benowa 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. The Ashmore/Benowa area is a fantastic place to live and invest in for both solid capital returns and central & convenient living, and because of this the suburbs are 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



**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.



themselves by inspection or otherwise.

## More About this Property

Property ID	75J0F
Property Type	House
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Built-in-Robes Secure Parking Fully Fenced Close to Schools Close to Shops Close to Transport Pool Security Access

### 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

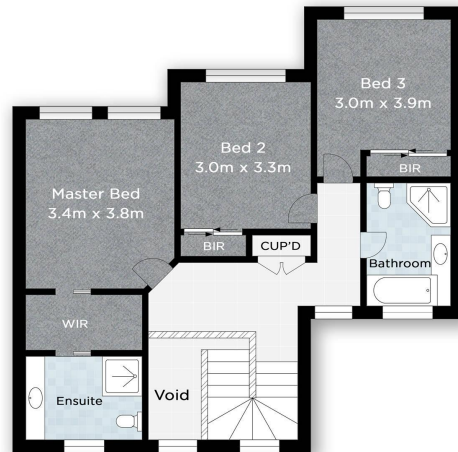
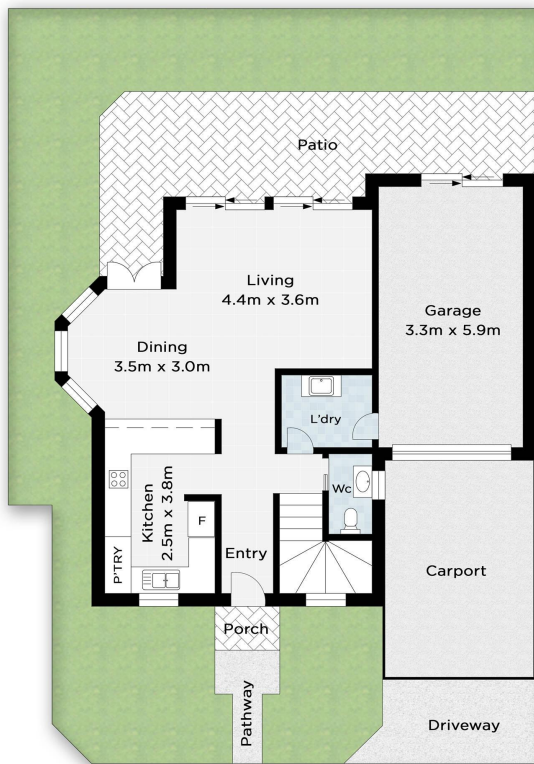
167 Cotlew Street, ASHMORE QLD 4214

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



**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.

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



22/99 HEEB STREET, ASHMORE

Bed 4 Bath 2 Car 2

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.visualmotion.com.au](http://www.visualmotion.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.