



## Ashmore, 22 Tumbarumba Avenue

"AS NEAT AS A PIN" and "AS PRETTY AS A PICTURE" ... ENTRY-LEVEL HOME IN HIGHLY-SOUGHT, CENTRAL & CONVENIENT ASHMORE !!!

GRANDMA'S HOUSE IS ON THE MARKET ... PERFECT FOR THE FIRST-HOME BUYER, INVESTOR and/or RENOVATOR WITH OPPORTUNITY & POTENTIAL GALORE ... this easy living one-level home is perfect for the first-home buyer or down-sizer to live the retro lifestyle as it is currently, or ripe for renovation to bring it up to your very own modern style ... or for the astute investor, you can't go wrong with its generous land-size nestled in a prime, central & convenient highly-sought Ashmore location that is so close and easy walking distance to public transport, numerous schools, shops, parks, conveniences etc

Key features include ...

- \* Prime, central & convenient, highly-sought location
- \* Easy, one-level living ... solid brick home with new colour-bond roof



**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**  
\$1,010,000

**View**  
[ljhooker.com.au/JRJ0F](http://ljhooker.com.au/JRJ0F)

**Contact**  
**Darrell Johnson**  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**

- \* Generous 698m2 allotment
- \* Low maintenance yard & gardens
- \* Large inviting lounge area
- \* Kitchen & meals area looks to the rear yard
- \* Three large bedrooms
- \* Bathroom with separate toilet
- \* Multi-purpose dining/office/rumpus room ... with plumbing/laundry facilities to the rear of this area, it makes for an easy conversion to an additional bedroom with ensuite (if required)
- \* Generous laundry opens to outdoor area
- \* Covered outdoor entertaining overlooks the peaceful back yard
- \* Big grassed area for children & pets to play safely, with plenty of room (and easy access) for a pool if required ... complete with extra garden shed & bird aviary/chicken coop
- \* Good side access to large garage, carport and work-shop
- \* Easy walk to public transport, schools, shops, parks etc
- \* Close proximity to both Pindara & Gold Coast Hospitals, Griffith University and easy M1 access ... only minutes to the world's best beaches and everything else that the Gold Coast has to offer !!!

This is the perfect entry-level property for any first-home buyer or investor in such a highly-sought after area ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 for further info, otherwise we look forward to seeing you at our next scheduled open home !!!

#### ASHMORE ... WHAT A GREAT PLACE TO LIVE & 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, HarbourTown 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.



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## More About this Property

<b>Property ID</b>	JRJ0F
<b>Property Type</b>	House
<b>Land Area</b>	698 m2
<b>Including</b>	Toilets (1) 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**

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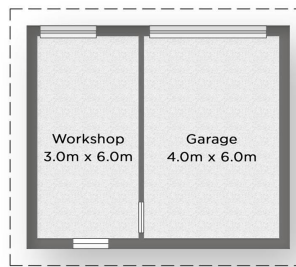
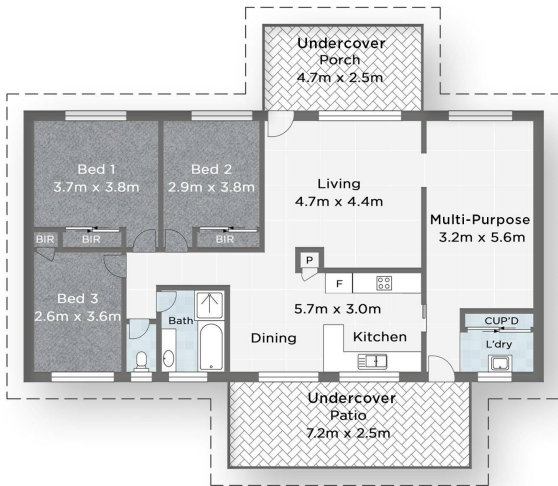
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22 TUMBARUMBA AVENUE, ASHMORE

Bed 3
 Bath 1
 Car 2

Darrell Johnson 0403 803 704 LJ Hooker

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