



## Ashmore, 234 Cotlew Street

STUNNING, FULLY RENOVATED FOUR BEDROOM FAMILY HOME IN THE HEART OF HIGHLY-SOUGHT ASHMORE ... FANTASTIC BUYING !!!

PERFECT FIRST HOME OR INVESTMENT PROPERTY ... Nestled in the absolute heart of central & convenient Ashmore is this beautiful stylish & chic home on a large 688m2 block ... you will struggle to find a better value home than this for all that it offers and ready to move into straight away without anything further to do, or any more money to be spent!

Surrounded by local schools, public transport, shopping centres, medical & sporting facilities etc, only 10-15 minutes away from the beach and only a stone's throw to the M1, it doesn't get more central than this ... be quick to avoid missing out!

Key features of this fantastic value family home include:

- \* Inviting open-plan living with high cathedral ceilings
- \* Solid brick & tile home with freshly re-pointed & painted roof on 688sqm land holding



**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**  
\$960,000

**View**  
[ljhooker.com.au/9FJ0F](http://ljhooker.com.au/9FJ0F)

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

- \* Gorgeous ultra-modern kitchen with plenty of space & stainless steel appliances
- \* Beautiful floorboards throughout plus high-quality carpet in the bedrooms
- \* Four generous bedrooms; Master offers a private, elevated, tranquil outlook
- \* Large, ultra-modern two-way bathroom (complete with luxurious free-standing bath) acts as an ensuite for the Master bedroom plus separate toilet
- \* Second large brand new modern bathroom with practical internal laundry
- \* Al-fresco deck flows from the internal living space and overlooks the rear yard
- \* Big electric roller-door storage room plus large under-house storage area
- \* Open carport space for off-street parking plus options for configuring extra parking space
- \* Big yard with freshly landscaped gardens (brand new grass) offers plenty of room for children and/or pets to play, makes the perfect place to entertain family & friends
- \* Fully fenced property with electric front gate

Call your local Ashmore area specialists Darrell Johnson on 0403 803 704 or Julian Kannis on 0413 635 551 to view this perfectly presented 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 !!!

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.



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# More About this Property

Property ID	9FJ0F
Property Type	House
Land Area	688 m²
Including	Ensuite Air Conditioning Courtyard Balcony Deck Floorboards Built-in-Robes Fully Fenced Carpeted Close to Schools Close to Shops Close to Transport Openable Windows

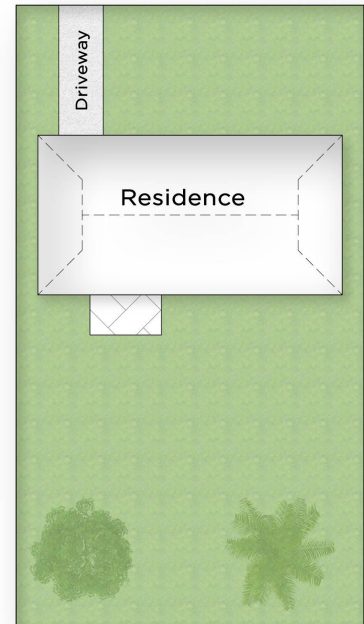
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234 COTLEW STREET, ASHMORE

 Bed 4
  Bath 2
  Car 1

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)



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