



Sold



246 Cotlew Street, Ashmore

CENTRAL —OH SO CENTRAL!

This tidy and inviting home is set on a generous 688m² block right in the heart of Ashmore. Offering three spacious bedrooms and two bathrooms, it has been lovingly maintained by the same owner for the past 16 years.

Step inside and enjoy air-conditioned comfort, multiple living zones including a family room, and a gorgeous sunroom that opens onto the expansive leafy backyard. Surrounded by native trees that attract an abundance of birdlife, the yard also presents a fantastic opportunity to add a tiny home or secondary accommodation, ideal for extended family or extra income potential.

Practical features include a single carport with space for a small boat or trailer. The location is hard to beat: Ashmore is home to some of the Gold Coast's most sought-after schools including Trinity Lutheran College (primary and senior), Ashmore State School and Aquinas College, with Griffith University also nearby. Shopping centres, restaurants and public transport are all within easy reach, many within walking distance.

Whether you are looking for a solid investment with strong rental returns or a place to call home, this centrally located property is a rare find. Do not miss your chance to secure this Ashmore gem.

3 2 1

FOR SALE

Offers Over \$995,000

AGENTS

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Dean McMurtrie
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AGENCY

LJ Hooker Nerang
(07) 5581 4422

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

LJ Hooker

Outgoings:

- Council Rates: \$2,422.15 p.a.
- Water Rates: \$309.12 per quarter

- Please note, virtual furniture has been used in the photos provided*

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MORE DETAILS

Property ID	5H8GF41
Property Type	House
Land Area	688 m2

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246 COTLEW STREET, ASHMORE



Internal: 121m² | External: 35m² | Carport: 23m² | Total: 179m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

