

## Ashmore, 26 Glenmore Drive

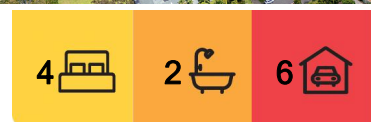
**HUGE QUARTER-ACRE (1,007m<sup>2</sup>) LAND HOLDING ...  
FANTASTIC OPPORTUNITY IN THE HIGHLY-SOUGHT  
"PARADISE RIVER" PRECINCT OF CENTRAL &  
CONVENIENT ASHMORE !!!**

QUIET, SAFE, FAMILY-FRIENDLY LOCATION ... Nestled in one of the Gold Coast's best, central family-friendly locations, this private family home is set on a huge 1,007m<sup>2</sup> parcel of land and offers everything that a growing family could need, with further potential to add your own personal touch and enhance its value further ... you can't go wrong in this prime, central & convenient "Hot Spot" location.

The tightly held "Paradise River" precinct is a highly desirable enclave in central Ashmore that is a hidden gem, only minutes away from everything that you could possibly want or need ... with five parks and the Nerang River at your finger-tips, this location offers an enviable lifestyle with plenty of open space to enjoy, along with a real "community feel" amongst the lucky property owners that are fortunate enough to live there.



**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**  
\$1,445,000

**View**  
[ljhooker.com.au/DFJ0F](http://ljhooker.com.au/DFJ0F)

**Contact**  
**Darrell Johnson**  
0403 803 704  
[djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

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



Key features of this fantastic property include ...

- \* Highly desired "Paradise River" precinct in central & convenient Ashmore
- \* A safe, tranquil and family-friendly area so close to everything you could possibly want or need ... the world's best beaches, several CBD's, all major shopping centres, HOTA Cultural Precinct, Magic Millions, schools, hospitals, Griffith University, the M1 etc are all only minutes away
- \* Secure, fully fenced (electric gate entry), over-sized flat quarter-acre (1,007m2) allotment with plenty of yard for children & pets to play safely and numerous parks all an easy stroll away
- \* Solid quality-built brick & tile 4-bedroom home ... easy one-level living
- \* Inviting formal lounge and dining area
- \* Generous kitchen overlooking the expansive back yard
- \* Second living area (family room) adjacent to the kitchen opening to a full house-length covered outdoor area.
- \* Spacious Master bedroom with a generous-sized ensuite and walk-in robe
- \* Three additional large bedrooms, all with built-in robes
- \* A further family bathroom with separate toilet
- \* Laundry opens to outdoor drying area
- \* Good storage throughout
- \* Spacious side access to both sides of property
- \* Plenty of room to add a sparkling inground pool
- \* Over-sized double garage with additional off-street parking for multiple vehicles, boat, caravan, trailer etc
- \* Large 4m x 6m hobby/work shed with easy access to it from the front of house
- \* Solar power system
- \* Located near Benowa Village (with Coles, cafes, McDonald's etc), Royal Pines Resort and "People First" Carrara stadium

Any Ashmore local will tell you that the "Paradise River" area is most certainly the place to be, and this private family home on a huge 1,007m2 parcel of land is perfect to live in now, and truly is a blank canvas to enhance and add further value as/when you wish ... contact your local Ashmore area specialist Darrell Johnson on 0403 803 704 for further information, 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



**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.

investors) already know it to be !!!

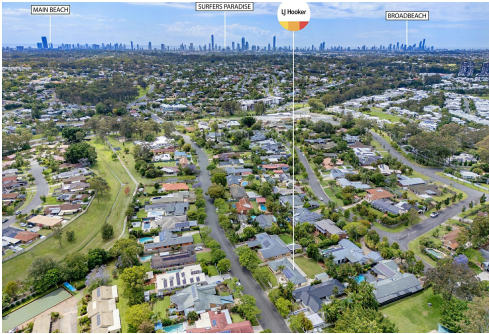
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

Property ID	DFJ0F
Property Type	House
Land Area	1007 m²
Including	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Close to Schools Close to Shops Close to Transport

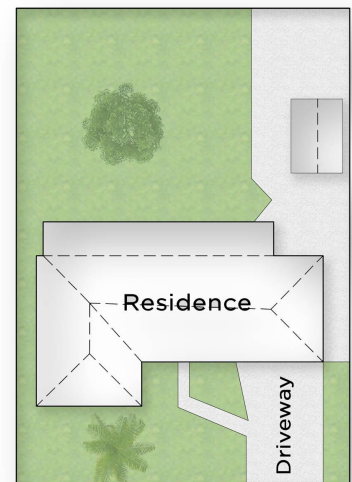
**Darrell Johnson 0403 803 704**  
Sales Professional | [djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

**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)



**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.



26 GLENMORE DRIVE, ASHMORE

Bed 4
 Bath 2
 Car 2

Darrell Johnson 0403 803 704 **LJ Hooker**

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)