



Ashmore, 3/10 Sara Street

SPACIOUS VILLA/DUPLEX ... ENTRY-LEVEL BUYING FOR THIS HIGHLY-SOUGHT LOCATION ... PERFECT FIRST-HOME, DOWN-SIZER OR INVESTMENT PROPERTY !!!

Set up high on the hill in a quiet safe cul-de-sac of highly-sought, central & convenient Ashmore, this large open-plan two-bedroom home flows easily from internal living to generous private yard-space ... within metres of a nice park and an easy stroll or ride to numerous schools, shops and facilities, this easy living one-level villa/duplex is perfect as a first home for someone looking to get in to the market, or anyone wanting to down-size, or a solid investment opportunity to add to your portfolio ... don't miss out !!!

Key features include ...

- * Central & convenient, highly-sought Ashmore location ... only minutes to everything you could possibly want or need
- * Quiet cul-de-sac location with large park adjacent



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
\$679,000

View
By Appointment

Contact
Darrell Johnson
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LJ Hooker Ashmore
(07) 5526 9722

- * Elevated to capture the breezes, private with a nice and peaceful outlook
 - * Easy-care, one-level living
 - * Spacious open-plan lounge and dining flows to outdoors
 - * Large kitchen with plenty of bench-space and storage
 - * Two generous bedrooms, both with built-in robes
 - * Bathroom and separate toilet
- Laundry opens to outdoor drying area
- * Fully fenced & secure yard-space
 - * Air-conditioning; ceiling fans
 - * Single lock-up garage ... currently utilised as an extra bedroom or living area with storage to the front (easily converted back to the garage if required)
 - * Pet friendly complex
 - * Inviting pool for residents to enjoy
 - * Body corp fees of approx. \$88 per week
 - * Located just around the corner from Trinity Primary School, Day Care Centres & public transport, plus an easy walk to Ashmore State School, Ashmore City & Ashmore Plaza shopping centres ... close to the M1, Griffith University and Hospital, and major shopping centres.

This entry-level, value-packed property is perfect for the investor looking for solid capital gains, or the opportunity for the astute first-home buyer or down-sizer to live in a very highly-sought, convenient suburb to enjoy the benefits of central Gold Coast living ... 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 OR 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	NWJ0F
Property Type	House
Including	Air Conditioning Toilets (1) Courtyard Built-in-Robes Close to Schools Close to Shops Close to Transport Pool

Darrell Johnson 0403 803 704

Sales Professional | djohnson@ljhooker.com.au

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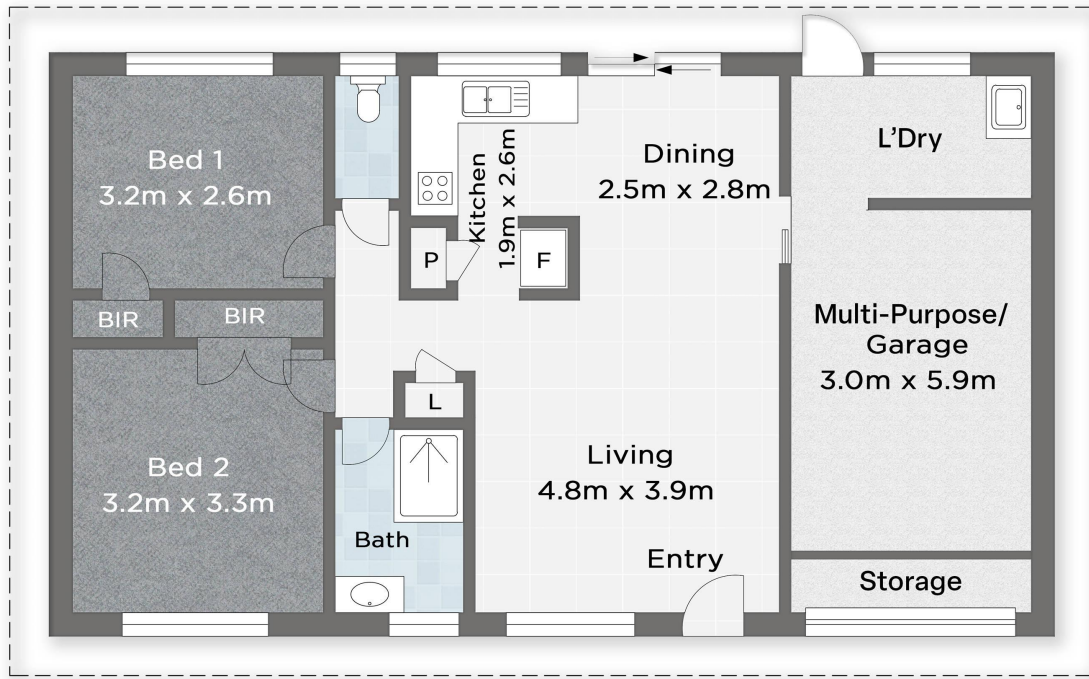
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3/10 SARA STREET, ASHMORE

Bed 2
 Bath 1
 Car 1

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LJ Hooker
 Ashmore

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

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