






3 Carrabeen Avenue, Ashmore

## BEAUTIFULLY RENOVATED "AS NEW" FAMILY HOME IN A QUIET, PRIME CENTRAL LOCATION ... STYLISH, SPACIOUS, AND MOVE-IN READY!

Step inside this as-new, exquisitely renovated home that perfectly blends character, comfort, and contemporary flair. Redesigned with a creative twist and finished to the highest of standards, this property epitomises modern elegance and exceptional quality.

Boasting four generously sized bedrooms, this home offers space for the whole family or flexibility for a home office or guest suite. The heart of the home is the huge gourmet kitchen, complete with premium appliances, expansive stone waterfall benchtops, and clever storage solutions; ideal for the home chef or entertainer.

Flowing seamlessly from the open-plan living area is your own private oasis: a sparkling private swimming pool surrounded by a stylish

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**FOR SALE**  
Offers Over \$1,495,000

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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**

outdoor covered entertaining space, perfect for summer days or relaxed evening gatherings.

Nestled in a quiet, central, sought-after Ashmore location, this home keeps you close to everything, shops, schools, parks, and public transport while still offering a peaceful residential feel.

A home where no detail has been overlooked, inspections are assured to both surprise and impress!

Key features of this stunning family home include ...

- Situated on a quiet, private street offering a warm family atmosphere in the highly sought-after, central Ashmore location
- Solidly constructed rendered brick and tile residence, meticulously renovated to a pristine "as new" condition throughout
- Expansive open-plan living space flows effortlessly to serene outdoor areas, creating a seamless indoor-outdoor lifestyle
- Generous, fully covered outdoor entertaining area providing complete privacy and tranquility
- Brand-new, sparkling tropical pool with built-in seating ledge
- Stunning designer chef's kitchen at the heart of the home, equipped with premium appliances, abundant storage, breakfast bar, stone waterfall benchtops, and an adjoining spacious combined butler's pantry and laundry
- Designated Home Office area
- Private, fully fenced, and secure property designed for effortless one-level living
- Luxurious master suite featuring a walk-in robe and a sophisticated modern ensuite
- Three additional generously sized bedrooms, with the third offering flexible use as a media room or an additional home office
- Contemporary family bathroom finished to an ultra-modern standard
- Stylish built-in wine and cocktail bar, ideal for entertaining guests
- Modern LED lighting and ceiling fans thoughtfully installed throughout the home
- Security camera system for peace of mind
- High-speed NBN connectivity and strategically placed Wi-Fi access point
- Daikin ZoneTouch3 ducted air-conditioning, zoned for optimal comfort across all areas
- " Low-maintenance, beautifully landscaped gardens on a substantial 722m<sup>2</sup> flat allotment
- Secure double lock-up garage with internal access and additional off-street parking available
- Conveniently located within walking distance to Benowa Village (including Coles, cafes, McDonald's), Royal Pines Resort, and the "People First" Carrara Stadium

You will love the central & convenient location, along with the privacy this gorgeous home offers ... call your local Ashmore area specialists Darrell Johnson on 0403 803704 or Julian Kannis on 0413 635 551 to view this outstanding opportunity 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.

## MORE DETAILS

Property ID	PCJ0F
Property Type	House
Land Area	722 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Toilets (2) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Carpeted Close to Schools Close to Shops Close to Transport Exhaust Liveability

### Julian Kannis 041 363 5551

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3 CARRABEAN AVENUE, ASHMORE

Bed 4 
 Bath 2 
 Car 2

**LJ Hooker**  
 Julian Kannis 0413 635 551 **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](http://www.visualmotion.com.au)

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**LJ Hooker**