







Ashmore, 3 Warrawee Avenue

MUST BE SOLD - Prime Position in Ashmore

Held by the same family for the past 22 years, this is a rare opportunity to secure a substantial parcel of real estate in one of Ashmore's most established and sought-after streets. Set on a 729sqm block with a wide 22-metre frontage and 32.67-metre depth, this original three-bedroom home is ready for transformation.

The existing dwelling is in significant disrepair and will require substantial renovation, including remediation from a previous termite issue. However, the land size, proportions and location provide a solid foundation for those looking to renovate, rebuild or explore development options (STCA).

Tucked away in a quiet, family-friendly street and surrounded by quality homes, the property is just moments from shops, parks, schools and major transport links. After more



For Sale

Offers Over \$900,000

View

By Appointment

Contact

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Ricky Zahab

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than two decades of ownership, the instruction is clear —this property must be sold.



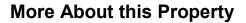
LJ Hooker Surfers Paradise (07) 5592 0555

Key Highlights:

- 729sqm allotment with 22m frontage and 32.67m depth
- Original 3 bedroom, 1 bathroom home
- Ideal for renovators, builders or developers (STCA)
- Prime position in a tightly held, well-established neighbourhood
- Minutes to Ashmore Plaza, Benowa Village, local parks and top-performing schools
- Close to Griffith University, Gold Coast University Hospital and the M1

Properties with this level of potential, in such a prime location, are becoming increasingly hard to find. Act now to secure your next project or future investment.

For more information or to arrange a private viewing, contact: Simon Tooma | 0411 338 048 Ricky Zahab | 0403 511 808



Property ID	F8UHBY
Property Type	House
House Size	137 m2
Land Area	729 m2
Including	Close to Schools Close to Shops Close to Transport

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729 sqm

External: 17 sqm

Internal: 120 sqm

Block: 729 sqm

measurements, locations, and may not be drawn to scale. All intended as a guide only and Disclaimer: This floor-plan is

given as to the accuracy of the independently. No warranty is floor-plan or its suitability for features are approximate and should be verified

Produced by Mink Film Co.

All measurements in metres.

any particular purpose.



Lower Floor



3 Warrawee Avenue Ashmore