



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

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**For Sale**

Offers Over \$900,000

**View**

By Appointment

**Contact**

**Simon Tooma**

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**Ricky Zahab**

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**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.

**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

## More About this Property

<b>Property ID</b>	F8UHBV
<b>Property Type</b>	House
<b>House Size</b>	137 m2
<b>Land Area</b>	729 m2
<b>Including</b>	Close to Schools Close to Shops Close to Transport

**Simon Tooma 0411 338 048**

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