






3 Warrawee Avenue, Ashmore

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## 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. 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.

### 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

**FOR SALE**  
\$927,000

### AGENTS

Simon Tooma  
0411 338 048  
Stooma@ljhooker.com.au

Ricky Zahab  
0403 511 808  
rzahab@ljhooker.com.au

### AGENCY

LJ Hooker Surfers Paradise  
(07) 5592 0555

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**

- 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 DETAILS

Property ID	F8UHY
Property Type	House
House Size	137 m2
Land Area	729 m2
Including	Close to Schools Close to Shops Close to Transport

**Simon Tooma 0411 338 048**  
 General Manager | [Stooma@ljhooker.com.au](mailto:Stooma@ljhooker.com.au)  
**Ricky Zahab 0403 511 808**  
 Sales Associate | [rzahab@ljhooker.com.au](mailto:rzahab@ljhooker.com.au)

**LJ Hooker Surfers Paradise (07) 5592 0555**  
 Shop 1 & 2, 3131, Surfers Paradise Boulevard, SURFERS  
 PARADISE QLD 4217  
[surfersparadise.ljhooker.com.au](http://surfersparadise.ljhooker.com.au) | [reception.surfers@ljhooker.com.au](mailto:reception.surfers@ljhooker.com.au)



**LJ Hooker**  
**Surfers Paradise**



3



1



2



729 sqm

Internal: 120 sqm

External: 17 sqm

Block: 729 sqm

Disclaimer: This floor-plan is intended as a guide only and may not be drawn to scale. All measurements, locations, and features are approximate and should be verified independently. No warranty is given as to the accuracy of the floor-plan or its suitability for any particular purpose. All measurements in metres.

Produced by Mink Film Co.



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