






33 Lochinvar Court, Ashmore

LOCATION, LOCATION ... VERY DESIRABLE "PARADISE RIVER" PRECINCT OF HIGHLY-SOUGHT ASHMORE ... LARGE FAMILY HOME THAT "TICKS ALL THE BOXES" !!!

PRIME, CENTRAL & CONVENIENT LOCATION, ONLY MINUTES TO ANYTHING & EVERYTHING .. Nestled in one of the Gold Coast's best, central family-friendly locations, this spacious family abode is beautifully presented throughout, and all ready to be your new home offering everything that you could wish for .. separate living areas, outdoor entertaining, safe & secure low-maintenance yard & gardens, private pool and multiple vehicle parking ... highly desirable and hard to find, this property ticks all the boxes ... move straight in, with nothing further to spend or do, but simply relax and enjoy all that it has to offer !!!

QUIET, SAFE, FAMILY-FRIENDLY LOCATION ... The tightly held "Paradise River" precinct is a highly desirable enclave in central

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FOR SALE
\$1,920,000

AGENTS

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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**

Ashmore that is a true hidden gem, only minutes away from everything that you could possibly want or need ... with five parks and the Nerang River at your finger-tips, this location offers an enviable lifestyle with plenty of open space and walking/exercise tracks to enjoy, along with a real "community feel" amongst the lucky residents that are fortunate enough to live here.

Key features of this fantastic family home include ...

- Highly desired "Paradise River" precinct in central & convenient Ashmore
- A stately, modern home with wide street frontage ... solid brick & tile ... meticulously renovated throughout
- Gorgeously presented throughout ... move straight in and enjoy !!!
- Fully fenced & secure ... flat, 795m² low maintenance allotment in a quiet safe cul-de-sac with the corner position offering less surrounding neighbours, and thereby giving much more privacy and a feeling of open-space
- Separate internal living spaces flow easily to private covered outdoor entertaining areas where you will love spending your time simply relaxing or enjoying with family & friends
- Large inviting pool to enjoy in those hot Summer months ahead
- Easy-care lawn areas for children & pets to play safely & securely for hours on end
- Spacious, light-filled open-plan lounge and formal dining area
- Absolutely beautiful modern kitchen boasts quality appliances and an abundance of storage & bench-space with large meals/living area adjacent ... all looking and flowing to the pool and outdoor areas
- Separate family/media lounge
- Big Master retreat with walk-in robe and ensuite
- Three additional large bedrooms plus separate office
- Huge, gorgeous 2nd/family bathroom complete with feature bath & heated towel-rails
- Secure, gated off-street parking, with an additional separate driveway offering gated access to yard for storage of boat, trailer, caravan etc
- Solar power system, garden shed
- Separately-zoned, ducted air conditioning & ceiling fans
- Plenty of storage throughout
- Located within walking distance to Benowa Village (with Coles, cafes, McDonald's etc), Royal Pines Resort and "People First" Carrara stadium

INSPECTIONS WILL IMPRESS ... a fantastic family home in a fantastic family location ... any Ashmore local will tell you that the "Paradise River" area is the place to be, and this immaculately presented family home ticks all the boxes in this highly-sought location.

ASHMORE ... WHAT A GREAT PLACE TO LIVE !!!

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	QSJ0F
Property Type	House
Land Area	795 m2
Including	Study
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Courtyard
	Gym
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Close to Schools
	Close to Shops
	Close to Transport
	Pool

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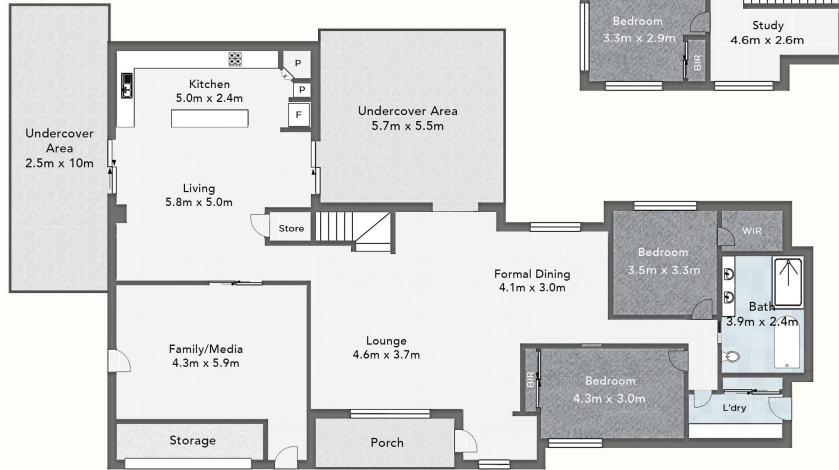
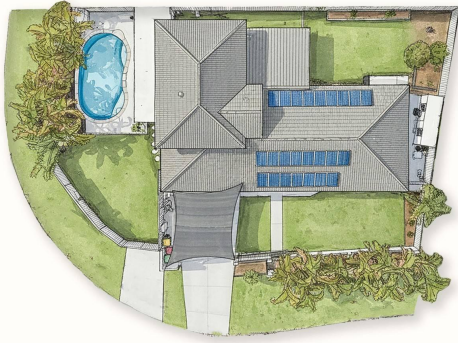
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Ashmore

33 LOCHINVAR CRES
ASHMORE

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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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