

## Ashmore, 351 Ashmore Road

OUTSTANDING OPPORTUNITY ... PRIME, CENTRAL LOCATION ... LARGE FAMILY HOME & POTENTIAL HOME/MEDICAL OFFICE!

This spacious family home is nestled in a fantastic, elevated position opposite Royal Pines Resort, just metres from Benowa Village Shopping Centre offering families plenty of space & modern easy one level living on a large 733m2 allotment ... plus maximum visibility to anyone in search of a high exposure potential home office/medical location (subject to council approval) for their business in a prime, central & convenient location!

Key features of this beautiful home include:

- \*Quality-built modern rendered brick & tile home on large elevated 733sqm allotment
- \*Big air-conditioned formal lounge room with beautiful bay window & adjoining dining/study area
- \*Stunning easy-care tiles throughout plus lush high-quality carpet in all bedrooms
- \*Central spacious kitchen overlooking the outdoor areas with ample bench & cupboard



**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.

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**For Sale**  
Please Call

**View**  
[ljhooker.com.au/80J0F](http://ljhooker.com.au/80J0F)

**Contact**  
**Darrell Johnson**  
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**Julian Kannis**  
041 363 5551  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**

space

\*Separate (second living) family living area adjacent to the kitchen that flows effortlessly outdoors

\*Huge covered & open-air private outdoor entertaining area

\*Spacious master retreat featuring air-conditioning, walk-in robe & modern ensuite

\*Two extra bedrooms all with new ceiling fans & built-in robes; plus two front multi-purpose rooms could be easily utilised as home office spaces

\*Recently renovated modern main bathroom with bathtub & separate toilet

\*Good-sized laundry with direct access outside

\*Yard spaces for the pets & kids to play safely with new Colorbond fencing, low maintenance gardens & garden shed

\*Perfect for home office, medical, dental, physio, chiro etc (subject to Gold Coast City Council approval) or anything requiring maximum visibility ... there are many other similar businesses located along this road already in operation

\*Plenty of off-street parking for multiple vehicles with new shade sails plus drive-thru parking options for boat, jet skis & trailers with easy access to the back of the house also

\*New fans & LED lights throughout

\*Money saving solar system

Call your local Ashmore area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 to view this outstanding opportunity property 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.



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## More About this Property

<b>Property ID</b>	80J0F
<b>Property Type</b>	House
<b>Land Area</b>	733 m <sup>2</sup>
<b>Including</b>	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Fully Fenced Carpeted Close to Schools Close to Shops Close to Transport

**Darrell Johnson 0403 803 704**

Sales Professional | [djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

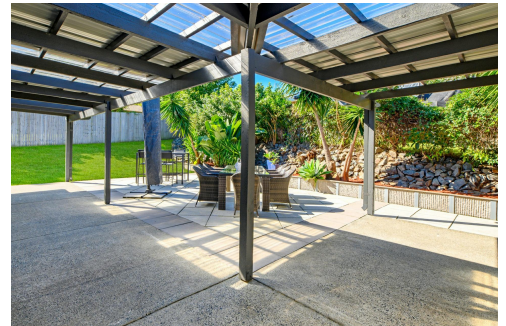
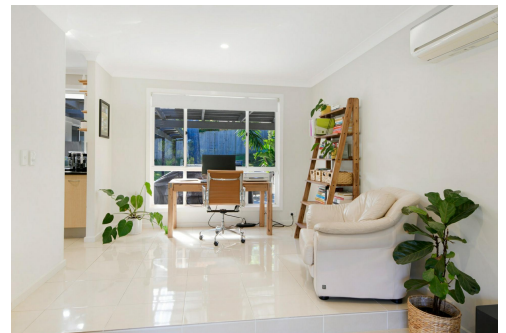
**Julian Kannis 041 363 5551**

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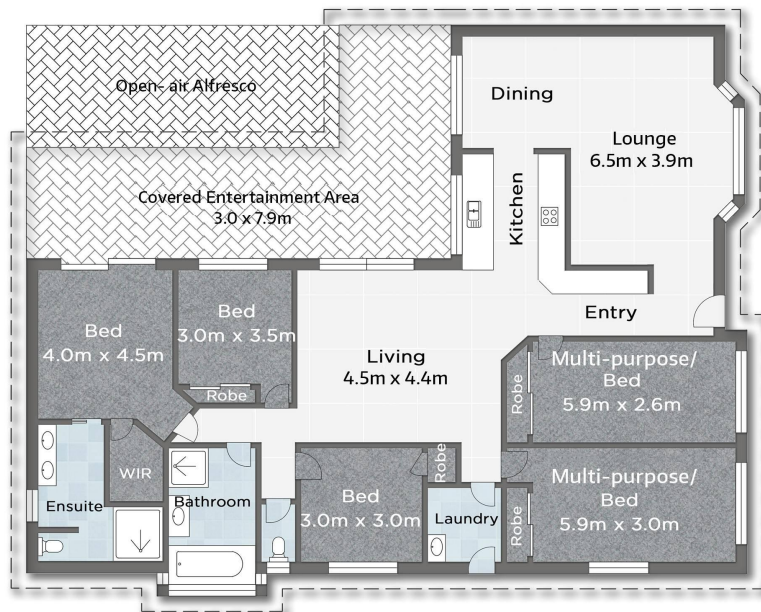
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351 ASHMORE ROAD, ASHMORE

Bed 5 Bath 2 Car 2

Julian Kannis 0413 635 551



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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