






454 Southport-Nerang Road, Ashmore

PERFECT INVESTMENT/HOME-OFFICE/BUSINESS OPPORTUNITY, OR FIRST HOME WITH DUAL LIVING/INCOME OPTIONS !!!

Located in a prime, central position in highly-sought Ashmore, this property is perfect for buyers wanting dual living options to part rent for additional income while having the security of your own home, or for investors looking for a property with a great rental return in a prime position, or for business owners looking at converting the premises into a shop front and capitalising on the highly visible & central location (subject to council approval).

FRESHLY PAINTED & NEW FLOORING THROUGHOUT ... Upstairs the property has three generous sized bedrooms all with built in wardrobes and an open plan living and dining area. The granny flat/dual living area downstairs is fully self-contained with kitchenette, bedroom and living room. Each residence has a separate entrance and separate fenced outdoor areas, as well as being separately electricity metered.

4  2  4 

FOR SALE
\$949,000

AGENTS

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AGENCY

LJ Hooker Ashmore
(07) 5526 9722

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**

Property features ...

UPSTAIRS:

- Three good-sized bedrooms all with built in wardrobes
- Large bathroom with separate toilet
- Spacious & functional kitchen
- Air-conditioned open-plan living and dining
- Fully fenced back yard
- Secure lockup garage plus additional parking in driveway for extra vehicles
- Laundry facilities in the garage

DOWNSTAIRS:

- Self-contained granny flat with kitchenette, bathroom & laundry
 - Air-conditioned living room
 - Spacious bedroom with double wardrobes
 - Low maintenance fully fenced yard
 - This area has its own electricity meter to upstairs (only one water meter for both upstairs & downstairs)
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- Rental appraisal approx. \$900-\$950 per week

LOCATION: - 300m (3 min walk to Trinity Lutheran College) - 630m (7 min walk to Ashmore City Shopping Centre) - 1.6km (16 min walk to Griffith University & Gold Coast Hospitals) / 3 min drive - 6min drive to Tram Station - 5.5km (8min drive) to Southport CBD and Broadwater - 3.4km (6min drive) to Ashmore TAFE

ASHMORE ... WHAT A GREAT PLACE TO LIVE & 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, HarbourTown 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 PMJ0F
Property Type House
Land Area 539 m2
Including Air Conditioning
Toilets (2)
Courtyard
Balcony
Dishwasher
Built-in-Robes
Secure Parking
Close to Schools
Close to Shops
Close to Transport
Kitchenette
Toilet Facilities

Darrell Johnson 0403 803 704

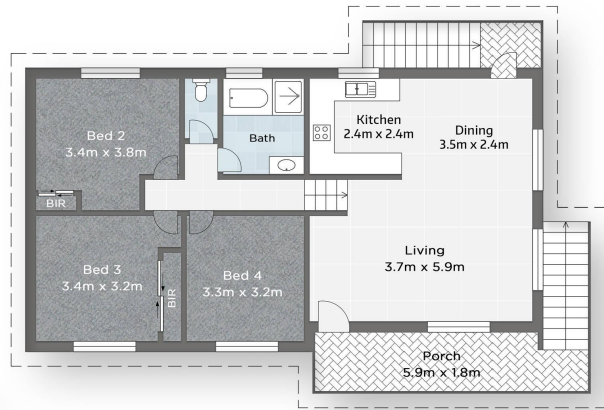
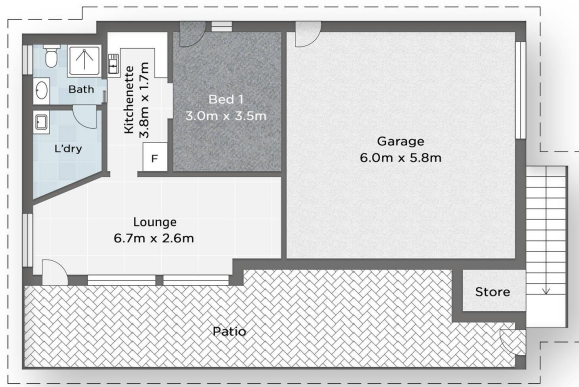
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454 SOUTHPORT NERANG ROAD, ASHMORE

 Bed 4
  Bath 2
  Car 2

Darrell Johnson 0403 803 704


 Ashmore

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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