



Ashmore, 49 Mingaletta Drive

FANTASTIC VALUE FAMILY HOME IN THE HEART OF ASHMORE ... RENOVATED & READY TO MOVE INTO BEFORE CHRISTMAS !!!

Set up high from the street offering plenty of privacy with charm & character galore, this delightful family home in the heart of highly-sought Ashmore offers exceptional value for money and should be seen to appreciate all that is on offer ... with three spacious bedrooms plus a large multi-purpose/4th bedroom, generous modern kitchen, covered outdoor entertaining area amongst lush tropical gardens & stone-wall feature terraces, along with its fantastic central & convenient location, all making it very hard to beat in this entry-level price range !!!

Key features of this value packed property include ...

- * Highly-sought Ashmore address
- * Prime, central & convenient location
- * Nicely renovated throughout with plenty of character & charm



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/CRJ0F

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LJ Hooker Ashmore
(07) 5526 9722

- * Inviting lounge area welcomes you to your new home
- * Spacious, modern kitchen with an abundance of storage & bench-space ... dining area adjacent
- * Internal living flows easily to a large, private outdoor entertaining area overlooking the yard-space and gardens
- * Generous Master bedroom with modern ensuite
- * Two additional large bedrooms
- * 4th bedroom/multi-purpose office or media room
- * 2nd/family bathroom with separate toilet
- * Over-sized laundry and storage
- * Covered double car accommodation
- * Feature rock walls & terraces frame lush tropical gardens; garden shed

You will fall in love with the charm, character and privacy that this little surprise package offers ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 for further info or to view this fantastic family home anytime 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

Property ID	CRJ0F
Property Type	House
Land Area	672 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Close to Schools Close to Shops Close to Transport

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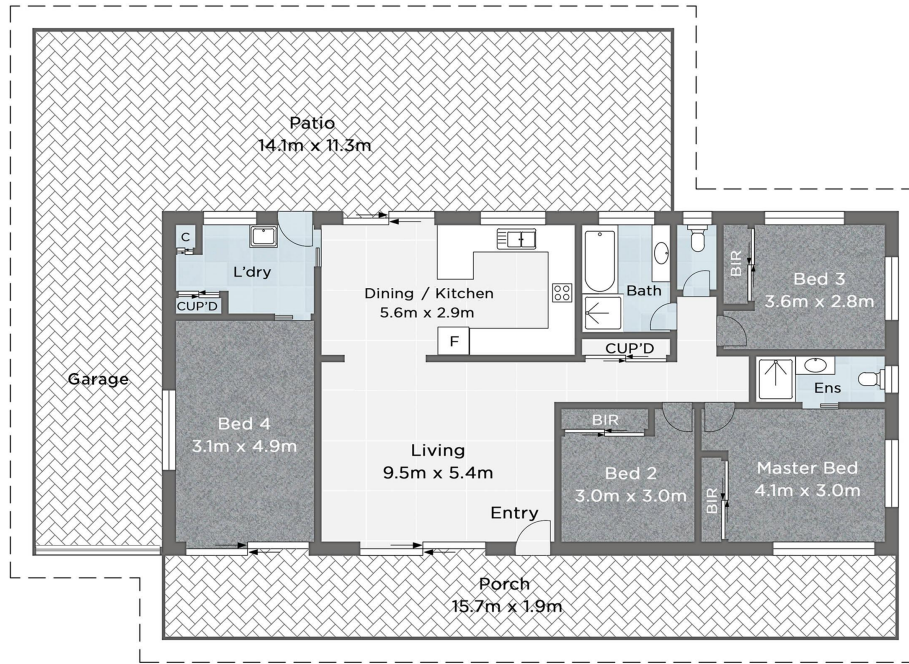
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49 MINGALETTA DRIVE, ASHMORE

Bed 4
 Bath 2
 Car 2

Darrell Johnson 0403 803 704 **LJ Hooker**

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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