



## Ashmore, 523 Ashmore Road

**OUTSTANDING BUYING OPPORTUNITY ... IDEAL FOR FIRST HOME BUYERS, SAVVY INVESTORS, OR A PRIME HOME OFFICE LOCATION! MOVE-IN READY!**

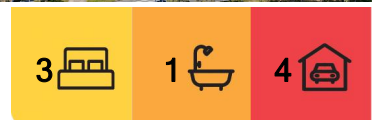
Positioned on a spacious 608sqm elevated block, this sturdy brick and tile contemporary family home offers endless potential in one of Ashmore's most desirable and centrally located pockets. Conveniently located within walking distance to public transport, several schools, parks, shopping centres, and everyday essentials.

Offering versatility and practicality, the home features a huge double garage that presents an ideal opportunity for conversion into a self-contained dual living area ... perfect for extended family, rental income or a home office. In addition, there's a large carport and ample off-street parking to accommodate multiple vehicles, boats, caravans, or trailers.

If you're looking for a property that offers location, lifestyle, and plenty of room for all the toys ... this is the one!



**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.



**For Sale**  
Offers over \$1,090,000

**View**  
By Appointment

**Contact**  
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**Darrell Johnson**  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**



Key Features Include:

- \*Large 608sqm allotment in a highly sought-after Ashmore location
- \*Solid brick and tile home offering character-filled high vaulted ceilings
- \*Open-plan lounge and dining area flows to a large and private outdoor covered entertaining area
- \*Low-maintenance, easy-care lawns and established gardens
- \*Spacious kitchen with views over the backyard
- \*Modern two-way bathroom includes a bathtub and separate toilet
- \*Master bedroom features ample wardrobe space and bathroom access
- \*Big lock-up double garage plus double carport plus extra off-street parking for multiple vehicles, boats, caravans, or trailers.
- \*Downstairs garage area could easily be converted into a self-contained dual living area ... perfect for extended family or a home office
- \*Covered outdoor entertaining area overlooks a peaceful backyard
- \*Front patio deck with views of the peaceful front yard garden area
- \*Money saving solar system
- \*Goldfish pond & garden shed
- \*Within easy walking distance to public transport, schools, shops, and local parks
- \*Ideally located with home office potential & exposure
- \*Close to Pindara Private and Gold Coast University Hospitals, Griffith University, and M1 access, only minutes to world-renowned beaches and all that the Gold Coast has to offer!

Call your local area specialist Julian Kannis 0413 635 551 or Darrell Johnson on 0403 803 704 to view this entry-level price-pointed 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 !!!



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# More About this Property

Property ID	PJJ0F
Property Type	House
Land Area	608 m2
Including	Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Carpeted Close to Schools Close to Shops Close to Transport Liveability Openable Windows

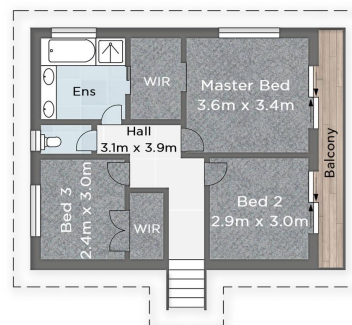
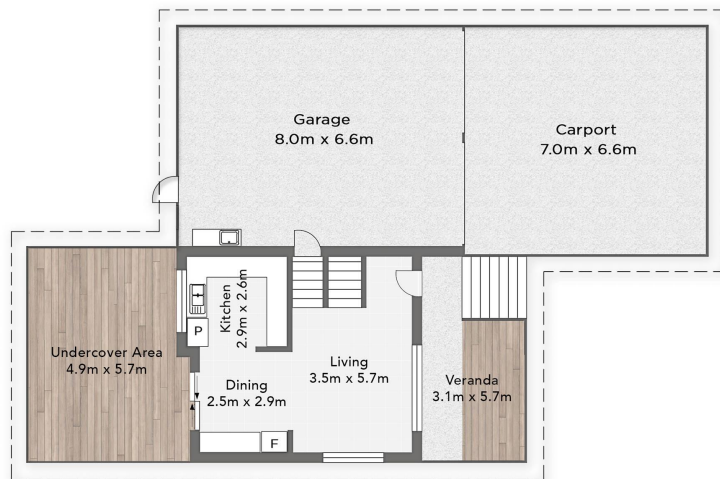
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523 ASHMORE ROAD ASHMORE

Bed 3 Bath 1 Car 4

Julian Kannis 0413 635 551

**LJ Hooker**  
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](http://www.visualmotion.com.au)

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