

Ashmore, 54 Mingaletta Drive

BEAUTIFULLY PRESENTED, MOVE-IN READY,
MODERN FOUR BEDROOM FAMILY HOME IN THE
HEART OF ASHMORE !!!

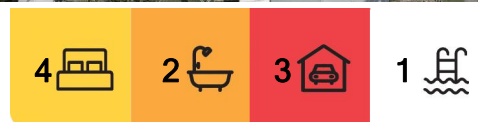
This stylishly renovated and perfectly presented, easy living, one level property located in the heart of inner-city Ashmore can be yours to thoroughly enjoy this spring & summer time ... all the family can gather around the inviting & refreshing pool on the up-coming, and what will surely be an on-going, hot festive season ... move straight in & enjoy your new home !!!

Key features include:

- * Fully & tastefully renovated throughout with a fresh, clean, neutral colour palette
- * Easy living, one level, solid brick & tile home
- * Low maintenance, easy-care 620m2 land-holding in the heart of highly-sought Ashmore
- * Inviting in-ground pool with generous, flat & level yard ... ideal for the children and pets to play safely



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
\$1,150,000

View
ljhooker.com.au/BHJ0F

Contact
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LJ Hooker Ashmore
(07) 5526 9722

- * Large covered outdoor entertaining area makes the perfect place to entertain family & friends
- * Huge open-plan air-conditioned living & dining area overlooks all outdoor spaces
- * Modern, centrally located, very practical kitchen
- * Four big bedrooms ... The Master retreat offers air-conditioning, a giant modern ensuite with big dressing room/walk-in robe adjacent
- * Generous, ultra-modern 2nd/family bathroom
- * Separate modern laundry opens to outdoor drying area
- * Ceiling fans throughout all bedrooms & living spaces
- * Fully fenced, with electric remote front entry
- * Money saving 19 panel 5.0kW solar power system
- * Single lock up garage plus additional double carport for secure off-street parking for multiple vehicles, boat, trailer etc
- * Convenient location so close to all local schools, amenities, M1 access & only a 2 minute walk to Girral Park playground, BBQ area & basketball court

Call your local Ashmore area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 to view this perfectly presented & fully renovated property 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	BHJ0F
Property Type	House
Land Area	620 m ²
Including	Air Conditioning Pool Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Solar Panels Carpeted Close to Schools Close to Shops Close to Transport Openable Windows Pool

Julian Kannis 041 363 5551

Sales Professional | julian.kannis@ljhooker.com.au

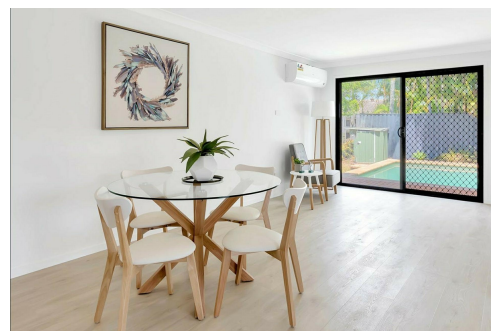
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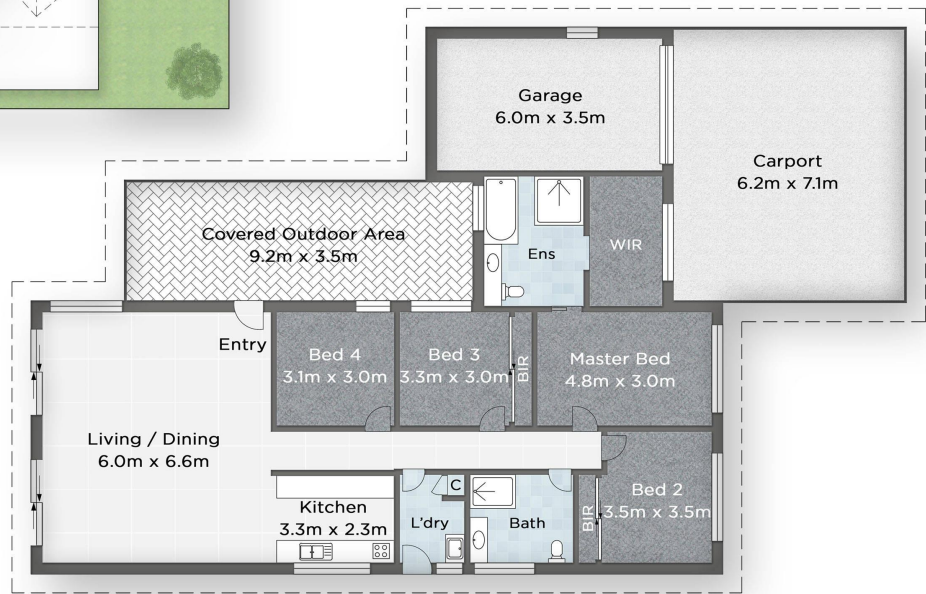
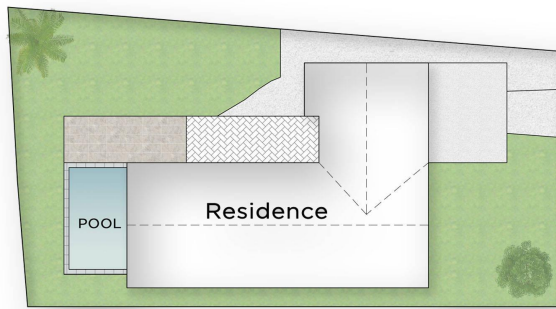
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54 MINGALETTA DRIVE, ASHMORE

Bed 4 Bath 2 Car 3

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



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