

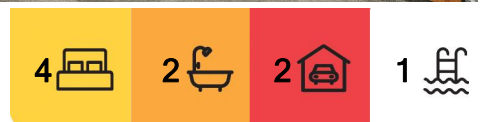
## Ashmore, 6 Banyan Court

"LOCATION, LOCATION" ... LARGE, ROCK-SOLID FAMILY HOME IN PRIME, HIGHLY-SOUGHT "BELLEVUE PARK" ASHMORE PRECINCT !!!

HIGH ON THE HILL, ONLY MINUTES TO EVERYTHING YOU COULD POSSIBLY WANT OR NEED ... This rock solid, double brick & tile with suspended concrete slab constructed home boasts a highly desirable North aspect and is a real surprise package being very private & unassuming from the street ... ready to move into now and/or add further value and your own style & taste in such a desirable, central and highly-sought location that is assured of outstanding capital growth in the years to come ... PRIME "SUN VALLEY PARK" PRECINCT, BELLEVUE PARK PRIMARY & BENOWA STATE HIGH SCHOOL CATCHMENT AREA.

\* Central & convenient location in the highly-sought "Bellevue Park" precinct of inner-Gold Coast Ashmore

\* Highly desirable North aspect on a large 878m2 allotment



**For Sale**  
\$1,495,000

**View**  
By Appointment

**Contact**  
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**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.

**LJ Hooker Ashmore**  
**(07) 5526 9722**

- \* Quiet cul-de-sac ... elevated position to capture fantastic breezes
- \* Architecturally designed, rock solid, double-brick & tile home with suspended concrete slab construction to the upper floor ... this home was built to stand the test of time
- \* Inviting pool with large yard-space and entertaining terraces to enjoy
- \* Clever split-level design offering separate living spaces for all the family
- \* The huge modern kitchen is the centre-piece of the home and offers an abundance of storage & bench-space for all your needs ... large dining area adjacent which opens to outdoor terraces
- \* Over-sized rumpus/media room with a large, high roof void sitting above this area and makes for the perfect storage for all those randomly used items, Christmas decorations when not being used etc etc
- \* Inviting lounge area overlooks the yard & pool
- \* Venture upstairs via the feature timber stair-case to a large living area/parents retreat with balcony to the front and views to Surfers Paradise ... cool Summer breezes flow easily through this space that could easily be made to extra bedrooms if required
- \* Big Master bedroom (with balcony to the front) offers walk-in robe & large ensuite ... an enclosed sun-room sits on the other side of the bedroom
- \* Two additional large bedrooms on ground level
- \* Large 2nd/family bathroom with separate toilet
- \* Big office, or an extra bedroom if required
- \* Spacious laundry opens to yard and clothes-line area ... a generous external storage room is a bonus feature also
- \* Double car accommodation plus additional off-street parking for extra vehicles, caravan trailer, boat etc
- \* An easy stroll to "Sun Valley Park", Ashmore's secret 50+ acre prized haven of tranquil parkland including walking/cycling tracks, swings & slides, cricket nets and training/exercise equipment for all the family, plus a lead-free environment for our lovable canine friends to enjoy also

Call your local Ashmore area specialist Darrell Johnson on 0403 803 704 to view this outstanding opportunity 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 OR 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	MEJ0F
Property Type	House
Land Area	878 m2
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Balcony Dishwasher Outdoor Entertaining Built-in-Robes City Views Close to Schools Close to Shops Close to Transport Pay TV Access Pool

**Darrell Johnson 0403 803 704**

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

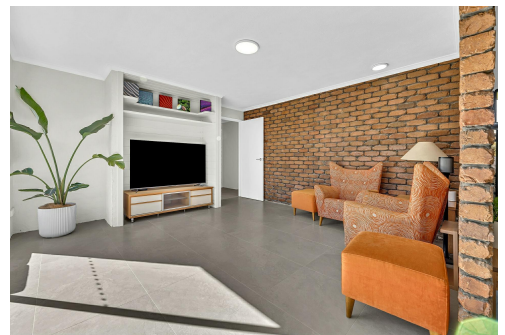
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6 BANYAN COURT, ASHMORE

Bed 4 Bath 2 Car 2

Darrell Johnson 0403 803 704

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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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