



Ashmore, 694 Southport Nerang Road

CALLING ALL BUILDERS, RENOVATORS & DIY
ENTHUSIASTS

First time offered to market since its construction in the 1970's, this charming character filled residence is primed and ready for a makeover and will be an incredible opportunity for the builders and renovators looking for their next undertaking.

Featuring beautiful timber flooring throughout and a generous family friendly floorplan this property is situated just a stone's throw from the picturesque Nerang River and offers potential buyers exceptionally quick access to the M1 and all the major local amenities.

Set on an impressive 1,851m² parcel of prime Ashmore real estate, the property has side access for vehicles and will be an ideal option for anyone wanting to look at adding a pool, large shed or granny flat subject to any GCCC

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For Sale

Offers over \$799,000

View

ljhooker.com.au/5FAEF41

Contact

Michael Folkard

0402 656 246

michael@ljhgc.com.au



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(07) 5581 4422

requirements and approvals.

This Property Also Includes;

A substantial parcel of approximately 1,851m2 in a prime Ashmore location with side access provided, ideal for anyone looking to add a large shed or granny flat subject to GCCC approval and requirements

A generous floorplan with a total of four separate bedrooms including ensuited master and four separate living/dining areas for the family to enjoy

Covered entertaining area extending from the living and family rooms at the rear of the home overlooking the impressive flat useable backyard

Functional kitchen with stand alone oven

Potential for future development subject to GCCC approval and requirements

Double carport accommodation and plenty of additional uncovered parking space for those needing to store a boat, trailer or caravan

Raked ceilings in the family and living rooms add further character to this already charming home

Located just walking distance to Bosun Park, with exceptionally quick access provided to the M1 and Ashmore CBD. Just a short drive to the incredibly popular Trinity Lutheran College and Little Scholars School of Early Learning Ashmore. To register your interest please contact Michael Folkard from LJ Hooker Gold Coast Solutions today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

More About this Property

Property ID	5FAEF41
Property Type	House
Land Area	1851 m²

Michael Folkard

Sales Specialist | L.R.E.A. | Independent Contractor |
michael@ljhgc.com.au

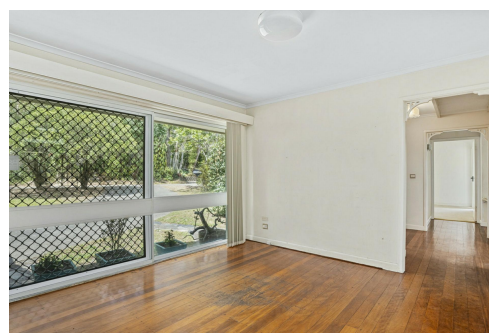
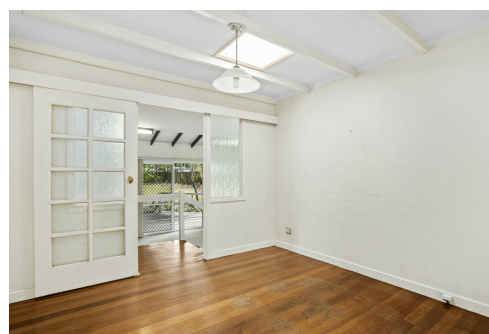
LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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694 SOUTHPORT NERANG ROAD, ASHMORE

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Internal: 143m² | External: 87m² | Total: 230m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

