



7 Sun Valley Drive, Ashmore

OUTSTANDING OPPORTUNITY ... FANTASTIC FAMILY HOME WITH DUAL STREET FRONTAGE IN PRIME, HIGHLY-SOUGHT PRECINCT ... RENOVATE TO IT'S FULL POTENTIAL !!!

LOCATION, LOCATION ... CENTRAL & CONVENIENT "SUN VALLEY PARK"/"BENOWA HILLS" LOCATION .. nestled in one of inner-city Ashmore's best streets and highly-prized locations, this easy living, one-level home has a fantastic floor-plan and loads of potential to refresh and modernise to your own personal taste ... offering dual-street frontage & perfectly positioned only metres away from 50+ acre "Sun Valley Park" ... a fantastic family home or investment property with loads of potential & opportunity to add further value in such a prime, highly-sought location !!!

Key features include ...

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
\$1,440,000

AGENTS

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AGENCY

LJ Hooker Ashmore
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- Quiet, prime, central & convenient location in the very desirable & highly-sought, inner-city suburb of Ashmore
- Only metres to sensational "Sun Valley Park" and an easy ride or short drive to everything else that you could possibly want or need
- Located in the highly-sought Ashmore State Primary & Benowa State High Schools catchment area
- Low maintenance, easy-care 845m² allotment with dual-street frontage (Sun Valley Drive & Horizon Ave)
- Large, open-plan lounge & formal dining area
- Generous-sized kitchen with granite bench-tops and an abundance of storage
- 2nd large living area off the kitchen that opens to outdoor spaces
- Covered outdoor entertaining/al fresco steps up to the pool area
- Master bedroom boasts mirrored robes and generous ensuite
- Three additional large bedrooms, all with built-in robes
- 2nd/family bathroom with separate toilet
- Laundry opens to outdoor drying area
- Remote double garage with plenty of additional off-street parking for all the families vehicles
- Only metres away from beautiful "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

A fantastic opportunity to purchase your family home or perfect investment property with unlimited potential & opportunity in such an excellent location.

ASHMORE ... WHAT A GREAT PLACE TO LIVE !!!

Looking to live or invest in property/real estate in Ashmore? 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).

MORE DETAILS

Property ID RAJ0F
Property Type House
Land Area 845 m2
Including Ensuite
Toilets (2)
Pool
Courtyard
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage
Close to Schools
Close to Shops
Close to Transport
Pool

Darrell Johnson 0403 803 704

Sales Professional | djohnson@ljhooker.com.au

Julian Kannis 041 363 5551

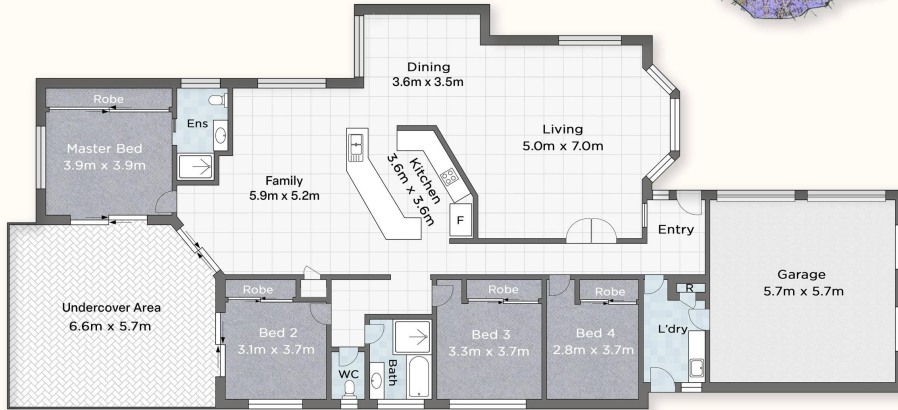
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





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Ashmore

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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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