

Ashmore, 8 Encore Crescent

METICULOUSLY DETAILED & PERFECTLY PRESENTED, "AS NEW" CONDITION FAMILY HOME ... INSPECTIONS WILL IMPRESS !!!

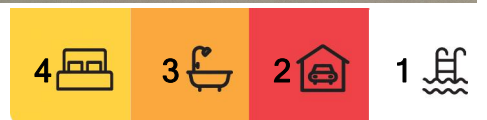
PERFECT FOR OWNER/OCCUPIER OR INVESTOR ALIKE ... You will struggle to find a better presented family home than 8 Encore Crescent in highly-sought Ashmore ... meticulously detailed and perfectly presented throughout, this easy living, "AS NEW" condition home ticks all the boxes if you're not wanting to spend any more money or do any further work, and are just wanting to move in and enjoy your new home and all that it has to offer. The current owners are relocating back to Canberra ... their loss is your gain with this fantastic family home boasting a sunny, highly desirable North-East aspect in a quiet, safe, family friendly location that is so close and convenient to all that the Gold Coast has to offer !!!

Key features of this "absolute delight to present" property include ...

* Quiet, safe cul-de-sac location



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
\$1,278,000

View
ljhooker.com.au/7FJ0F

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- * Nice elevated position with very desirable North-East aspect
- * Perfectly presented and immaculately detailed throughout with everything presenting in "AS NEW" condition
- * Enter via over-sized custom front door to the inviting lounge area with high ceilings that looks to both the pool and also the front yard with a nice elevated outlook to the quiet cul-de-sac
- * Centrally located modern kitchen flows easily from indoor to outdoor areas and boasts stone bench-tops, quality appliances and an abundance of storage and bench-space
- * Large covered outdoor entertaining area looks over the new and inviting feature pool with fantastic full length seating area, making this a dream place to entertain family and friends for hours on end
- * The entire rear yard has undergone a recent complete new transformation with landscaping & drainage ... easy-care, low maintenance synthetic grass and feature rock walls make this home a dream to not have to look after
- * The over-sized Master Bedroom offers a generous modern ensuite and is perfectly positioned on the ground floor, looking out to the peaceful yard & outdoor area
- * Three additional over-sized bedrooms feature on the 2nd level
- * Ultra-modern family/2nd bathroom with free-standing feature bath and separate toilet
- * Conveniently located powder room on ground floor services all living areas
- * Large modern laundry opens to outdoor drying area
- * Over-sized double garage with epoxy floor, new garage door & motor, plus plenty of additional off-street parking for extra vehicles
- * New 10kw solar power system
- * New colourbond fencing throughout
- * Freshly painted inside and outside; new carpets and flooring throughout; new blinds throughout
- * Air-conditioned and ceiling fans throughout
- * Located in the highly-sought "Bosun Park" and Nerang River precinct, with new traffic lights recently installed making this peaceful and quiet area now very easy to get in and out of, with easy access to the M1 and now very convenient service station/food outlets (Guzmen y Gomez, Zarrafas etc) an easy stroll away

MOVE STRAIGHT IN AND ENJOY YOUR NEW HOME ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 to view this perfectly presented property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes. INSPECTIONS WILL IMPRESS !!!

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



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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 !!!

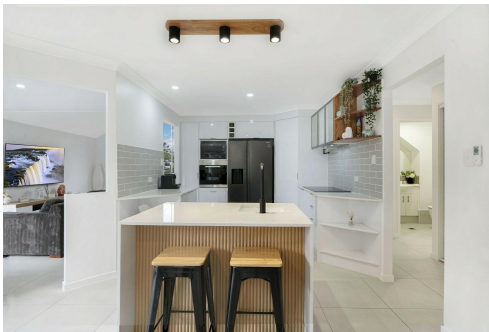
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More About this Property

Property ID	7FJ0F
Property Type	House
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Close to Schools Close to Shops Close to Transport Pool

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8 ENCORE CRESCENT, ASHMORE

Bed 4 Bath 2 Car 2

Darrell Johnson 0403 803 704



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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