

Ashmore, 9 Murrumba Drive

SENSATIONAL ENTERTAINER IN THE HEART OF ASHMORE ... GRAND FAMILY HOME WITH 5+ BEDROOMS, 3 BATHROOMS, POOL, OUTDOOR ENTERTAINING, VIEWS etc!!!

Nestled high on the hill with incredible breezes and Hinterland views is this fantastic large family home at 9 Murrumba Drive that is ideal for a larger family requiring space and separate living zones, whilst all being located in the heart of highly-sought, central & convenient Ashmore, and only minutes away from anything you could possibly want & anywhere you want to be on the Gold Coast!

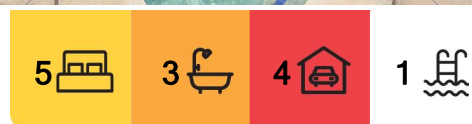
A sensational entertaining home, you will love the visibility and flow from internal living to outdoor spaces, with plenty of room & storage for all the family to enjoy!

Key features of this value-packed property include ...

* Large family home in the heart of highly-sought Ashmore



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

\$1,495,000+ buyers

View

ljhooker.com.au/9HJ0F

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- * Grand first impression from the street
- * Quiet, central location with excellent neighbours
- * A nice wide street, on the top of the hill, with breezes and views
- * Dual living potential with very versatile floor plan and separate living spaces
- * Inviting lounge and sitting area looks to the front yard
- * The large kitchen offers an abundance of storage & bench-space, with great visibility to the pool and outdoor areas
- * Big dining/living space sits adjacent to the kitchen and flows easily to outdoors
- * The sensational covered outdoor entertaining area overlooks the inviting over-sized pool, complete with cascading water feature and large seating step ... the perfect place to entertain family & friends for hours on end in the hot, up-coming Summer months ahead
- * Separate wing on ground floor with office plus guest bedroom and bathroom adjacent ... perfect for potential dual living options
- * Upper level has another lounge area
- * The Huge Master retreat boasts Hinterland views and offers a large ensuite and designer-fitted walk-in robe
- * In addition to Master suite there are three more big bedrooms on upper level ... two of these offer Hinterland views & all with built-in robes
- * Large family bathroom with separate toilet
- * Fully fenced ... safe and secure with large yard-space, plus cubby-house for the children to play
- * Big laundry opens to outdoors
- * Over-sized double lockup garage/storage, plus secure off-street parking ... plus an additional gated access area for storage of boat, caravan, trailer etc
- * Electric car fast-charge system for use with all EV models
- * Generous 10.6 kW solar power system to cut down on those expensive electricity bills
- * Air-conditioned throughout & ceiling fans throughout
- * Plenty of storage throughout
- * Full security screens throughout, plus security camera monitoring and gated access

You will love the size, versatility, convenience and entertaining capabilities that this large family home offers ... call your local Ashmore area specialists Darrell Johnson on 0403 803704 or Julian Kannis on 0413 635 551 for further info or to view this perfectly presented 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



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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 About this Property

Property ID	9HJ0F
Property Type	House
Land Area	696 m ²
Including	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Area Views Car Parking - Surface Close to Schools Close to Shops Close to Transport

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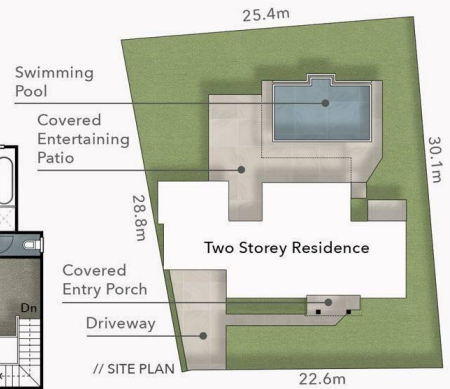
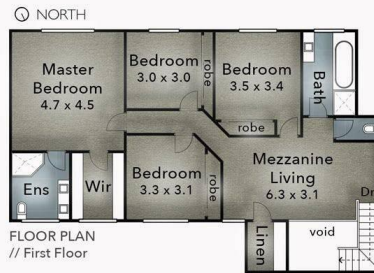
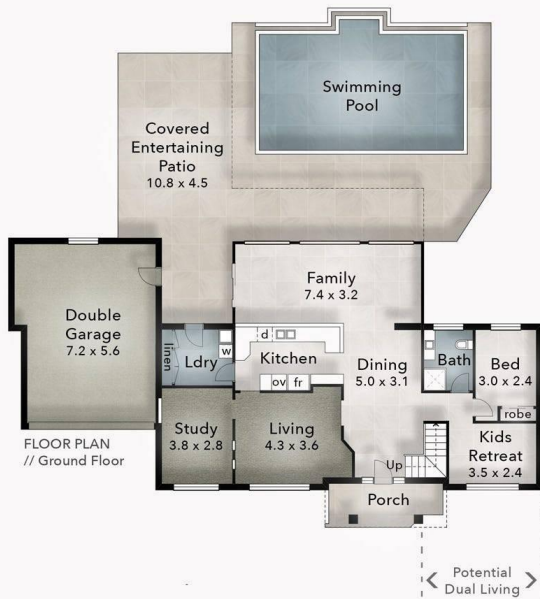
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MURRUMBA DRIVE

9 Murrumba Drive
ASHMORE
Block Size 696m²

FLOOR AREA SIZES
Internal 291m²
Patio & Porch 67m²
Total 358m² or 39 Squares

PROPERTY DETAILS
- 5 Bed + Study
- 3 Bath
- 2 Car

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CONCEPTS