



## Ashmore, 12/139 Cotlew Street

LARGE, MODERN & STYLISH HOME IN PRIVATE & SECURE BOUTIQUE ESTATE! INCREDIBLE LOCATION!

Nestled high on the hill, in a private and quiet position at the rear of the fantastic boutique gated estate "Belmont Grange", is this beautifully presented, chic & modern Hampton's style, tri-level townhouse!

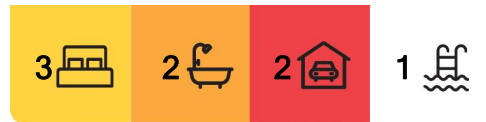
An incredible first-home, investment property, empty-nesters abode or family home ... located in highly sought-after central & convenient Ashmore location, only a short stroll to all local schools, shops, cafe's, only 10 minutes to the beach and only a stone's throw to the Gold Coast Hospital, Griffith University and the M1!

Key features of this beautiful property include:

- \* Over-sized townhouse over three levels with two separate living areas ... truly gives the feel of a free-standing home!
- \* Spacious ground floor open-plan living & dining area that flows effortlessly outdoors



**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**  
UNDER CONTRACT in ONE week!

**View**  
[ljhooker.com.au/DHJ0F](http://ljhooker.com.au/DHJ0F)

**Contact**  
**Julian Kannis**  
041 363 5551  
[julian.kannis@ljhooker.com.au](mailto:julian.kannis@ljhooker.com.au)  
**Darrell Johnson**  
0403 803 704  
[djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

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

- \* Beautiful private entertaining courtyard that gets plenty of natural sunlight
- \* Good-sized modern kitchen features stone benchtops & ample cupboard & bench spaces
- \* Large air-conditioned master suite on the ground floor offers walk-in robe, ensuite & it's own private patio
- \* Two additional bedrooms upstairs both with built-in robes & ceiling fans
- \* Totally separate second living area/lounge on the upstairs level that could be easily converted to a 4th bedroom or used as a home office (if required)
- \* Main modern bathroom is also upstairs with bathtub & separate toilet
- \* Extra powder room (3rd toilet) & large laundry area on the ground floor
- \* Big & secure underground double remote garage (with storage area) that has very unique private internal access directly into the home
- \* Stunning modern floorboards throughout
- \* Great potential rental income of approx.. \$850 per week
- \* Total low-maintenance property, with not a cent to spend
- \* Fantastic boutique estate with sparkling inground pool, that has only 16 townhouses & only approx..16 years old
- \* Very reasonable body corp fees include building insurances, pool, private lawn & sitting areas, estate maintenance and upkeep ... good value when you add it all up!

This is a great value Villa that assured to both surprise and impress in the heart of highly-sought Ashmore ... contact Julian Kannis on 0413 635 551 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

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.



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## More About this Property

<b>Property ID</b>	DHJ0F
<b>Property Type</b>	Townhouse
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Alarm Intercom Pool Courtyard Dishwasher Outdoor Entertaining Floorboards Secure Parking Fully Fenced Remote Garage Car Parking - Basement Close to Schools Close to Shops Close to Transport Liveability

**Julian Kannis 041 363 5551**

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

**Darrell Johnson 0403 803 704**

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

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

167 Cotlew Street, ASHMORE QLD 4214

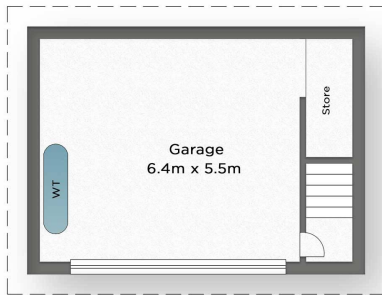
[ashmore.ljhooker.com.au](http://ashmore.ljhooker.com.au) | [admin.ashmore@ljhooker.com.au](mailto:admin.ashmore@ljhooker.com.au)



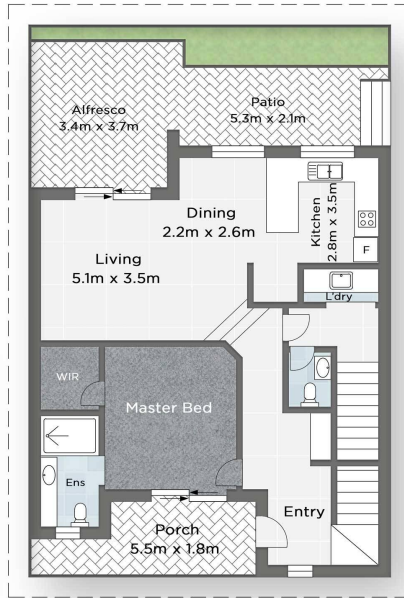
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Lower Floor



Ground Floor



First Floor

12/139 COTLEW STREET, ASHMORE

Bed 3
 Bath 2
 Car 2

Julian Kannis 0413 635 551 LJ Hooker

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)