



4/139 Cotlew Street, Ashmore

INCREDIBLE VALUE CENTRAL & CONVENIENT LARGE FAMILY HOME IN PRIVATE & SECURE BOUTIQUE ESTATE - ACT QUICK!!!

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 to inspect by appointment during the week!

An incredible opportunity for first-home buyers, investors, downsizers and growing families alike, this charming and spacious townhouse is privately positioned within the sought-after boutique gated estate, Belmont Grange. Filled with natural light and offering a peaceful, secure lifestyle, it combines comfort, convenience and low-maintenance living in one of Ashmore's most desirable residential pockets.

Adding to its appeal, the property is positioned directly opposite Ashmore Plaza, a site currently being offered for sale and attracting strong interest from major shopping centre developers. With

3 2 2

FOR SALE

All Offers Over \$970K will be considered

VIEW

Sat 26th Sep @ 11:00AM - 11:30AM

AGENTS

Julian Kannis
041 363 5551
julian.kannis@ljhooker.com.au

AGENCY

LJ Hooker Southport
(07) 5591 5222

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.



significant redevelopment potential on the horizon, buyers have the opportunity to secure a home in an area poised for substantial growth and long-term capital growth.

Key features of this beautiful property include:

- Over-sized townhouse over two levels with big attached double garage (internal access) ... truly gives the feel of a free-standing home!
- Spacious open-plan living with stunning 2.7m high ceilings and beautiful vinyl floors that flows outdoors
- Separate formal dining area adjoining the kitchen
- Beautiful private entertaining deck/courtyard with lit pergola
- Good-sized kitchen features stone bench tops & ample cupboard & bench spaces
- Three large bedrooms upstairs all with air conditioning, built-in robes & ceiling fans, big master with ensuite & walk-in robe
- Main bathroom is also upstairs with bathtub & separate toilet
- Ample linen storage with two large double door cupboards upstairs
- Extra powder room (3rd toilet) on the ground floor
- Spacious laundry with direct access to outside clothesline
- Secure double remote garage with internal access directly into the home
- Great potential rental income of approx.. \$900-950 per week
- Fantastic pet-friendly boutique estate with sparkling inground pool, that has only 16 townhouses & only approx..16 years old
- Reasonable body corp fees include building insurances, pool, private lawn & sitting areas, estate maintenance and upkeep ... good value when you add it all up!

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	10RYF4K
Property Type	Townhouse
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

Julian Kannis 041 363 5551

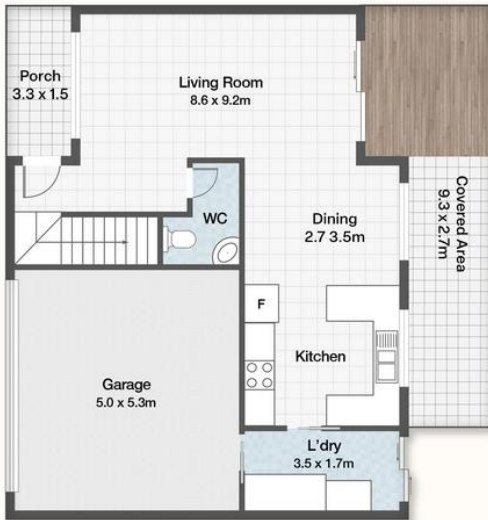
Sales Specialist | julian.kannis@ljhooker.com.au

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4/139 COTLEW STREET
ASHMORE

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INTERNAL	159m ²
EXTERNAL	26m ²
TOTAL	185m ²

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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.
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