



22/20-26 Golden Palms Court, Ashmore

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ENTRY LEVEL | LOW BODY CORPORATE | GREAT OUTDOOR ENTERTAINING SPACE!

FOR SALE
JUST LISTED

AGENTS

Siarne Loeve
0422 609 353
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AGENCY

LJ Hooker Pacific Pines | Helensvale
(07) 5573 2099

Positioned in a quiet cul-de-sac in the sought-after suburb of Ashmore, this owner-occupied home offers low maintenance living in an ultra-convenient location. Ideal for first home buyers, savvy investors, those looking to nest, or add value with your own personal touch.

This is your chance to break into the booming central GC market with a property that's brimming with potential.

THE PROPERTY:

- Bright open-plan living area with reverse-cycle air conditioning
- Large undercover deck/ outdoor entertaining
- Seamless indoor/outdoor flow
- Fully fenced low maintenance yard
- Functional kitchen with dishwasher & breakfast bar
- Dining zone adjoining the kitchen for easy entertaining
- King-sized master bedroom with built-in robe and ceiling fan

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.



- way bathroom featuring both shower and bathtub
- Separate toilet
- Second queen-sized bedroom with ceiling fan and built-in robe
- Renovated laundry space
- 6.6kW solar system with 20 panels & inverter
- Updated LED down-lights throughout
- Upgraded fans throughout
- Day & night blinds
- Security screens on front and back patio doors
- Tucked away in a quiet, family friendly end-of-cul-de-sac position
- Single lock-up garage plus driveway parking
- Solid single level brick and tile construction
- Grassed yard with room for pets and little ones to play safely

OUTGOINGS:

- Body Corporate \$44 per week (including building insurance)
- Council Rates \$1105.79 (six-month period)
- Water \$337.96 (last quarter)
- Rental appraisal \$680 - \$700 p/w

LOCATION:

- 300m to bus stop
- 7 mins to Highway
- Waking distance to schools
- Close proximity to Coles, Woolworths, and shopping precincts
- Spotlight, Anaconda, My Medical Ashmore a short drive

Ashmore continues to shine as a central Gold Coast suburb with excellent schools, shopping and medical centres, sporting facilities and beautiful parks - all within an elevated, flood-free area.

Enjoy unbeatable proximity to the beach, Broadwater parklands, cafes, restaurants, the light rail, Griffith University, Gold Coast University Hospital, and Pindara Private Hospital - everything you need is just minutes away.

Contact Siarne Loeve today to arrange your inspection or discuss further details.

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MORE DETAILS

Property ID	35R2GMK
Property Type	Villa
Including	Air Conditioning

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Sales & Marketing Specialist | siarne@ljhteam.com.au

LJ Hooker Pacific Pines | Helensvale (07) 5573 2099

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22/20 Golden Palms Court, Ashmore
 Internal: 102m² | External: 11m² | Total: 113m²

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Plans shown are only indicative of layout. Dimensions are approximate.

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