

Benowa, 21/249-253 Ashmore Road

Best Buy in Benowa - Ideal Investment or First Home!

Luxurious 2-Bedroom Apartment in Central, High-Growth Location

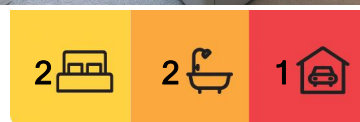
Seize this exceptional opportunity to own a near-new, 2-bedroom, 2-bathroom luxury apartment in the heart of Benowa. Boasting modern finishes such as stone benchtops, a gourmet kitchen with stainless steel appliances and ducted air conditioning/heating, this property promises both style and comfort for residents.

Enjoy the added convenience of a secure underground car park, ample visitor parking and on-street parking. Residents can relax in the zen rooftop garden and barbeque area while taking in stunning skyline views of Surfers Paradise.

Ideally situated within the highly sought-after Benowa school catchment, this apartment is just a short walk from Benowa High School, Benowa State School, St Kevin's Catholic School, Benowa Gardens shopping centre, the Gold Coast Botanic Gardens, Pindara Private Hospital and medical precinct, and a vibrant selection of cafés and restaurants.



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
Offers from \$785,000

View
ljhooker.com.au/HBJ0F

Contact
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0417 140 672
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LJ Hooker Ashmore
(07) 5526 9722

Investors will appreciate the excellent rental return of \$800 - \$820 per week, delivering a rental yield of approximately 5.35%. With low body corporate fees of approximately \$88 per week, little to no maintenance and still covered by builder's warranty, this property offers an attractive combination of strong returns and minimal outgoings.

- 2 spacious, light-filled bedrooms
- 2 modern bathrooms, including 1 ensuite
- Secure underground parking plus ample visitor and on-street parking
- Rooftop Zen Garden & BBQ area
- One of the rare, highly sought-after floorplans in Woodtree Residences that features full window in second bedroom
- 88m2 internal layout plus 14m2 balcony

Don't miss your chance to secure a high-performing asset in a premium Gold Coast location. Contact us today to arrange an inspection and add this exceptional property to your investment portfolio.

More About this Property

Property ID	HBJ0F
Property Type	Unit
House Size	102 m2
Including	Air Conditioning Toilets (2) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Car Parking - Basement Carpeted Close to Schools Close to Shops Close to Transport

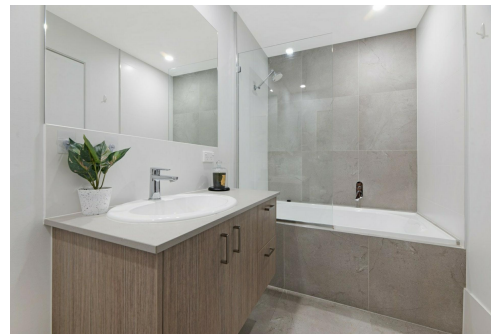
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21/253 ASHMORE ROAD, BENOWA

Bed 2
 Bath 2
 Car 1

INTERNAL 88m² | EXTERNAL 14m² | TOTAL 102m²

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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. www.visualmotion.com.au

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