



## Benowa, 25/251 Ashmore Road

Modern Living in the Heart of Benowa

Step into effortless elegance with this near-new luxury apartment, centrally located in one of the Gold Coast's most sought-after suburbs. Offering two spacious bedrooms, two modern bathrooms, secure tandem parking for two cars and lift access, this stylish residence delivers the perfect balance of comfort, convenience and contemporary design.

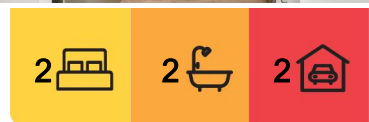
This near-new build offers high-end finishes throughout, including stone benchtops, a gourmet kitchen with stainless steel appliances and ducted air conditioning/heating to keep you comfortable year-round.

The complex features an exclusive zen rooftop garden and BBQ area, where residents can unwind and soak in panoramic skyline views of Surfers Paradise.

Just moments from the Gold Coast Botanic Gardens, Benowa Gardens Shopping Centre and the Pindara Private Hospital and medical precinct, everything you need is right at your



**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 Over \$795,000

**View**  
[l.jhooker.com.au/M4J0F](https://l.jhooker.com.au/M4J0F)

**Contact**  
**Katriya De Vincentiis**  
0410 620 845?  
[kat.devincentiis@l.jhooker.com.au](mailto:kat.devincentiis@l.jhooker.com.au)

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

doorstep. Situated within the highly regarded Benowa school catchment, this property offers excellent lifestyle and investment appeal.

With a potential rental return of \$800 - \$820 per week, low body corporate fees of approximately \$87 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 tandem parking plus ample visitor and on-street parking
- \* Secure basement storage access for bikes
- \* Rooftop Zen Garden & BBQ area
- \* 83m2 internal layout plus 10m2 balcony

Don't miss your chance to secure this premium Benowa address at an unbeatable price!

Contact Kat De Vincentiis on 0410 6620 845 or [kat.devincentiis@ljhooker.com.au](mailto:kat.devincentiis@ljhooker.com.au) for further information or to arrange a private viewing.

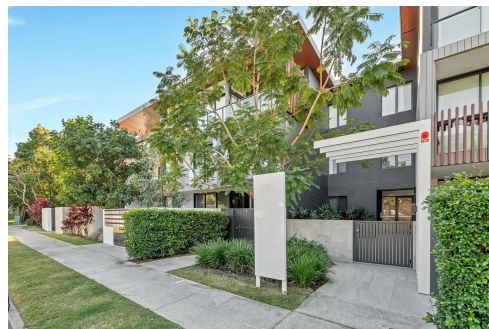
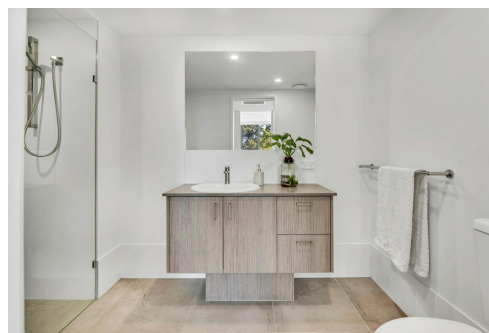
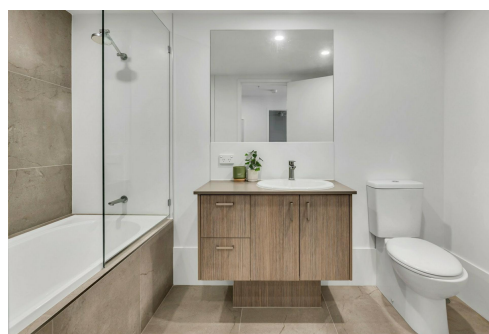
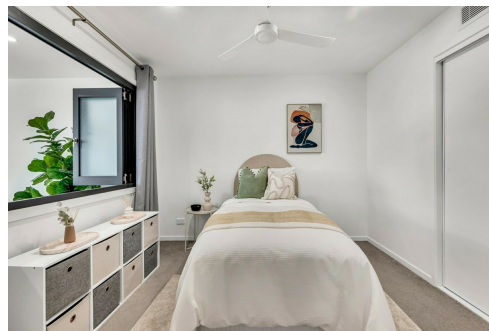
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## More About this Property

<b>Property ID</b>	M4J0F
<b>Property Type</b>	Unit
<b>Including</b>	Ensuite 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

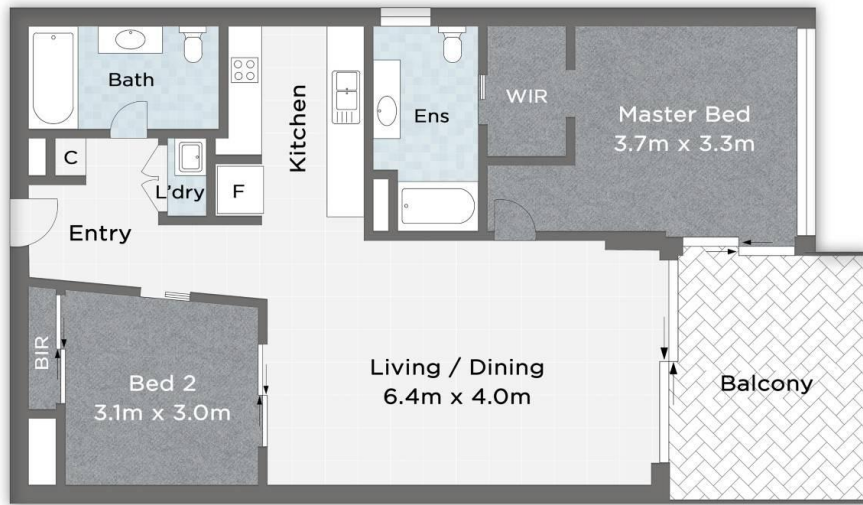
**Katriya De Vincentiis 0410 620 845?**  
Sales Professional | [kat.devincentiis@ljhooker.com.au](mailto:kat.devincentiis@ljhooker.com.au)

**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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25/251 ASHMORE ROAD, BENOWA

🛏 Bed 2 🚿 Bath 2 🚗 Car 2

INTERNAL 83m<sup>2</sup> | EXTERNAL 10m<sup>2</sup> | TOTAL 93m<sup>2</sup>

**LJ Hooker**  
Ashmore

Kat De Vincentiis 0410 620 845

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)

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