



## Helensvale, 49 Ashford Road

### Family Home with Huge Shed & Reserve Backdrop!

Perfectly positioned in the heart of Helensvale, this versatile property offers an incredible opportunity for families, hobbyists, or tradies needing extra space.

Set on a generous 800m<sup>2</sup> block backing onto a peaceful reserve, this home combines privacy, convenience, and lifestyle.

Featuring three well-sized bedrooms, 1.5 bathrooms, and 5 parking spaces (including a 12m garage/shed holding 4 and an additional carport,), this property offers endless potential.

Whether you need room for your vehicles, workshop space, or a home business setup, this home has it all!

Enjoy the benefits of a spacious backyard, perfect for kids, pets, and entertaining, with

# LJ Hooker

**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.

3 1 5

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/35GEGMK](https://ljhooker.com.au/35GEGMK)

**Contact**  
**Adam Hope**  
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**LJ Hooker Pacific Pines | Helensvale**  
**(07) 5573 2099**



direct access to nature right at your doorstep.

Located in central Helensvale, this home is just a short stroll to Helensvale State School and Helensvale State High School, as well as Westfield Helensvale, Helensvale Plaza, restaurants, and both light and heavy rail stations-making commuting a breeze! Plus, with the Gold Coast's stunning beaches and attractions just a short drive away, you'll have the best of both worlds.

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## More About this Property

Property ID	35GEGMK
Property Type	House
Land Area	800 m <sup>2</sup>

**Adam Hope 0417 654 153**

Owner | Principal | Sales Director | [adam.hope@ljhteam.com.au](mailto:adam.hope@ljhteam.com.au)

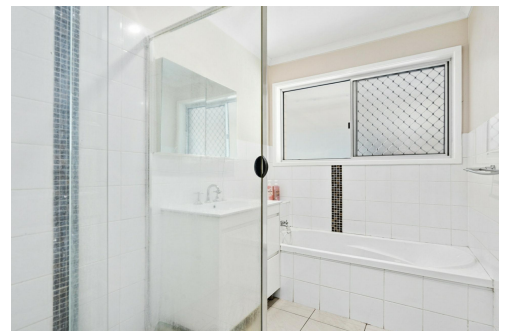
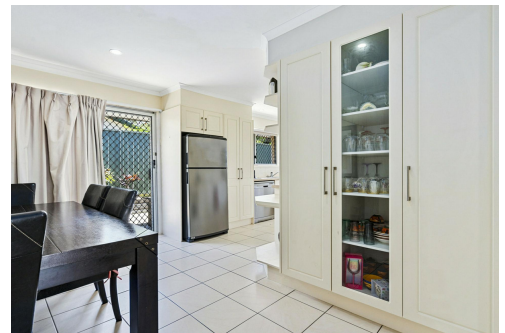
**Aaron Dobson 0406 976 482**

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49 ASHFORD ROAD, HELENSVALE

3 1 4

Internal: 122m<sup>2</sup> | External: 103m<sup>2</sup> | Total: 225m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

