



## Southport, 12 Lara Avenue

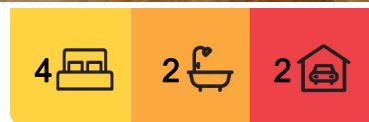
SOLD by Darrell Johnson 0403 803704 - LJ Hooker Ashmore

FANTASTIC, "HONEST", MUCH-LOVED FAMILY HOME IN PRIME, CENTRAL SOUTHPORT LOCATION !!!

Nestled in a quiet, central and convenient, highly-sought pocket of Southport, and set up high to capture the breezes as well as a nice leafy outlook, this solid brick & tile much-loved family home is ready to move in and enjoy all that it offers with nothing further to spend or do ... you can't go wrong in this prime "Hot Spot" location that is assured of ongoing capital growth and future demand !!!

Key features of this value-for-money property include ...

- \* Prime, quiet, central & convenient Southport location
- \* Solid brick & tile, hardwood timber-frame home ... they don't build them like this any more
- \* Beautiful, easy-care lawns & gardens



**For Sale**  
\$1,095,000

**View**  
[ljhooker.com.au/E0J0F](http://ljhooker.com.au/E0J0F)

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**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.

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

#### Upper-level features ...

- \* Gorgeous, sun-filled lounge area opens to balcony overlooking the front yard and feature Poinciana tree
- \* Well-appointed kitchen with dining area adjacent that flows to outdoor spaces
- \* Big covered entertaining deck flows easily to the rear yard
- \* Three big bedrooms, all with a nice leafy outlook
- \* Large modern bathroom with separate toilet

#### Ground level features ...

- \* Big rumpus/guest bedroom
- \* Large modern bathroom
- \* Generous laundry facilities open to outdoor drying area
- \* Over-sized garage/workshop with plenty of additional off-street parking for boat, caravan, trailer etc

\* Fantastic location ... large tranquil parkland less than 200m away, and only a stone's throw to TSS, local parks, shops, and Ferry Road markets. Only minutes to the light rail and recently upgraded Australia Fair Shopping Centre, the glorious Broadwater and Main Beach !!!

This perfectly presented property is sure to appeal to those in search of a good value family home in a central and convenient location ... call your Southport area specialist Darrell Johnson on 0403 803704 for further info or to view this property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

Looking to live or invest in property/real estate in Southport? Southport is one of the most practical and central suburb the Gold Coast has to offer it is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of ongoing demand and outstanding capital growth with real estate in the area very much in demand. With its central location, Southport has numerous parks, schools, shopping centres, sporting and medical facilities all at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater and parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane and Coolangatta airports. Southport CBD, China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital and other medical precincts are all only minutes away.

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.



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## More About this Property

Property ID	E0J0F
Property Type	House
Land Area	539 m <sup>2</sup>
Including	Air Conditioning Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Close to Schools Close to Shops Close to Transport

### Darrell Johnson 0403 803 704

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### Julian Kannis 041 363 5551

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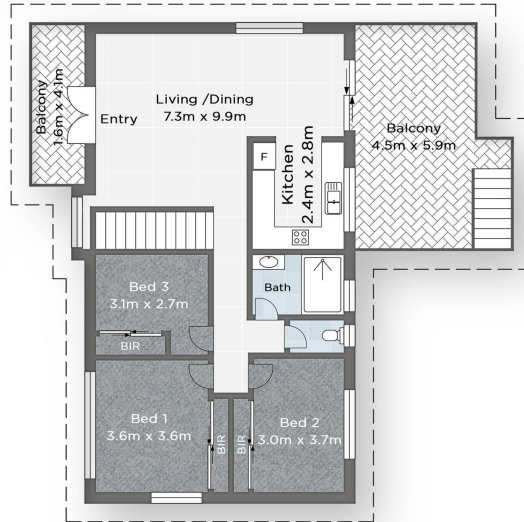
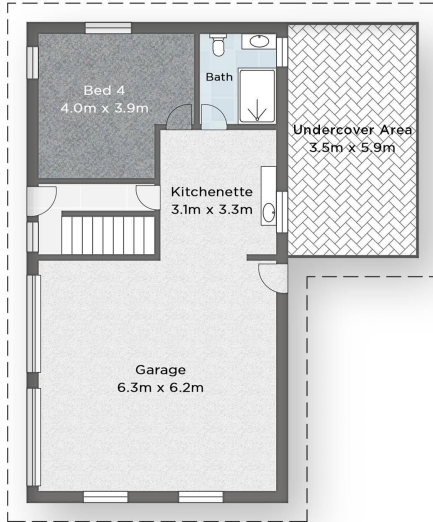
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12 LARA AVENUE, SOUTHPORT

Bed 4 Bath 2 Car 2

Darrell Johnson 0403 803 704  **LJ Hooker**

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)