



**SOLD**

## CHARACTER, CONVENIENCE AND LIFESTYLE – GREAT DUPLEX IN CENTRAL ASHMORE

First home buyers and down sizers take note - this immaculate 2 bedroom duplex is perfectly located for those wanting a central and convenient place to call home.

Ashmore is a suburb on the move. Centrally located it offers easy access to a wide range of shopping centres, medical facilities, sporting fields, schools, the Gold Coast University, and is only a short drive to the beach.

Positioned on an elevated quiet street, this duplex offers a simple and easy lifestyle. Both bedrooms have built in robes and high cathedral ceilings, with air-conditioning and his & hers wardrobes to the master.

The kitchen overlooks the large back yard which offers plenty of grassed area for kids or pets to play.

Ready to move in as is – but with scope to add your own personal touches this property also offers great rental yield potential for the astute investor – with a rental appraisal of \$390 per week.

### Property Features

- Open plan living.
- Two bedrooms with built in robes.
- Cathedral ceilings upstairs with 4.6m ceiling height.
- Master bedroom has air-conditioning and his & her robes.
- Single carport.
- Large back yard.
- Garden shed.
- Rental Appraisal \$390\* per week.
- Council Rates \$756\* per 6 months.

\*approximately

2 BED | 1 BATH | 1 CAR

PRICE:  
\$350,000

OPEN FOR INSPECTION:  
N/A



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○ NORTH



// FLOOR PLAN  
Ground Floor



// FLOOR PLAN  
First Floor



// SITE PLAN

LINDAL STREET

2/5 Lindal Street  
ASHMORE

FLOOR AREA SIZES

Internal 97m<sup>2</sup>  
Patio & Carport 64m<sup>2</sup>  
Total 161m<sup>2</sup> or 17 Squares

PROPERTY DETAILS

- 2 Bed  
- 1 Bath  
- 1 Car

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CONCEPTS

PLANS FOR  
PURPOSE

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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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