



# FOR SALE

## ELEVATED POSITION AND UBER LIFESTYLE AWAITS

A welcoming oasis in highly sought after central Ashmore, this elevated modern home offers a contemporary interior and flexible floor plan.

Renovated to perfection, this home features 4 bedrooms, 3 bathrooms (2 en-suites) and large multi-functional living spaces - including an integrated media room – creating a perfect fusion of lifestyle and practicality for the astute buyer.

The home wraps around the private resort style in-ground pool - which utilises state of the art LED lighting to create a delightful ambience to this space. The remote controlled retractable awning provides shade on demand, and ensures year-round enjoyment of the poolside entertaining area.

Overlooking the pool - and central to the multiple living zones - the large kitchen forms the heart and soul of this home incorporating space for dining and socialising, featuring granite bench tops, generous cupboard space, quality stainless steel appliances including a concealed Miele Dishwasher, and a built in Bosch coffee machine.

The luxury master suite embraces the privacy of separation from the other bedrooms and features ducted air-conditioning, large en-suite bathroom, a generous walk-thru-robe, and a private tropical deck.

The fully secure block is both family and pet friendly, and provides for secure off-street parking for 3 cars and a jet ski/box trailer through remote electric gates.

Centrally positioned near handy arterial roads, and close to schools, shops, and medical facilities, this property boasts a quality lifestyle, ready to move right in and enjoy.

Inspection recommended to fully appreciate all this home has to offer.

Quality Features Include:

4 bedroom, 3 bathroom home on 757m2\* block in central Ashmore.

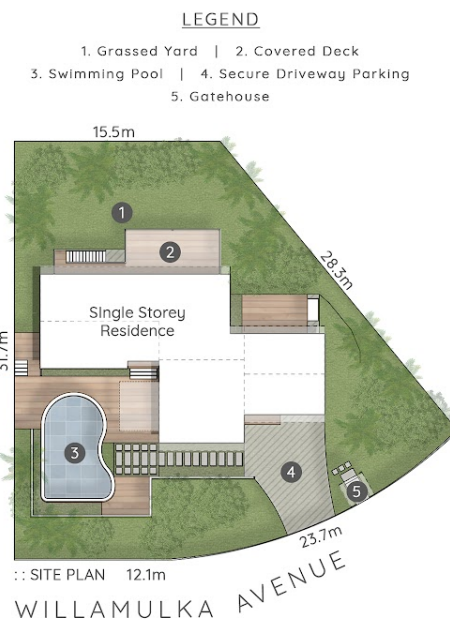
**4 BED | 3 BATH | 0 CAR**

**PRICE:  
UNDER CONTRACT**

**OPEN FOR INSPECTION:  
N/A**



**Scott Euler**  
**0431174010**  
 scott.nicola@atrealty.com.au



12 Willamulka Avenue ASHMORE

SCOTT & NICOLA | @realty

0407 750 620 | 0431 174 010

757m<sup>2</sup>

4 Bed

3 Bath

2 Secure Driveway Parking

Internal 177m<sup>2</sup> | Decks, Porch & Gatehouse 51m<sup>2</sup> | Total 228m<sup>2</sup> or 25 Squares

Poolside Deck & Sun Deck 45m<sup>2</sup>

The overall presentation style, layout, imagery, fonts, background, colours and terminology are subject to strict copyright of Pure Design Concepts. No ownership is taken for building design. All measurements are approximate & individuals should rely on their own information. Find out more at [puredesignconcepts.com.au](http://puredesignconcepts.com.au)

puredesign PLANS FOR PURPOSE

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.

Scott Euler  
0431174010  
scott.nicola@atrealty.com.au

@realty