454 SOUTHPORT NERANG ROAD, ASHMORE, QLD, 4214









SOLD

UNDER CONTRACT

Located in a fantastic position on Southport-Nerang Road in Ashmore, this property offers unlimited potential. Zoned for medium density residential, invest now or land bank for future development (duplex zoning, subject to approval) the choice is yours!

This property is perfect for buyers wanting dual living to part rent for additional income while having the security of your own home, for investors looking for a property with a great rental return in a prime position or for business owners looking at converting the premises into a shop front and capitalising on the location (subject to council approval). This dual living home offers a rental return of $665 per week.

Upstairs the property has three generous sized bedrooms all with built in wardrobes and an open plan living and dining area. The granny flat downstairs is fully self-contained with kitchenette, bedroom and living room. Each residence has a separate entrance and separate fenced outdoor areas.

Property features:
UPSTAIRS:
* Three good sized bedrooms all with built in wardrobes
* Main bathroom with separate toilet
* Functional kitchen
* Air-conditioned open plan living and dining
* Fully fenced back yard
* Garage for one car plus additional parking in driveway
* Currently vacant – previously rented for $385 per week

DOWNSTAIRS:
* Self-contained granny flat with kitchenette and bathroom (not council approved)
* Spacious bedroom with double wardrobes and air-conditioned living room
* Low maintenance fully fenced backyard
* Currently tenanted at $280 per week

LOCATION:
- 300m (3 min walk to Trinity Lutheran College)
- 630m (7 min walk to Ashmore City Shopping Centre)

4 BED | 2 BATH | 2 CAR

PRICE:
$531,000

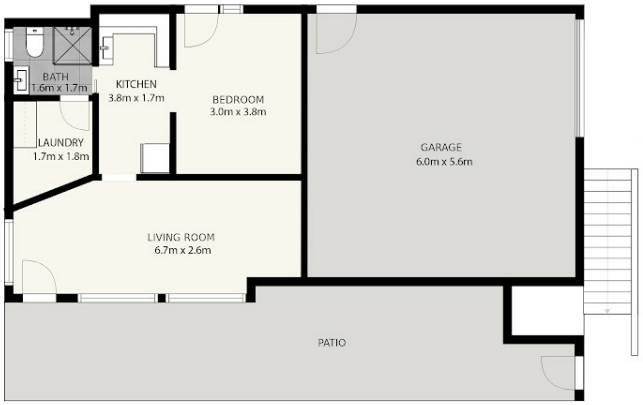
OPEN FOR INSPECTION:
N/A



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454 Southport Nerang Road Ashmore

4 Bedroom | 2 Bathroom| 1 Car Garage | 506m2 Block



GRANNY FLAT



FLOOR 2

SUZANNE CLARKSON PROPERTIES | @realty

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for error, omission or mis-statement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser. The services systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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GOLDCOAST PHOTOGRAPHY

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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