



**SOLD**

**1ST HOME BUYERS & INVESTORS-GREAT OPPORTUNITY TO BUY ON THE FABULOUS GOLD COAST**

SOLID brick and tile 2-bedroom duplex is perfect for the first Home buyer or the ASTUTE investor. Offering a fantastic opportunity situated close to EVERYTHING that matters on the FABULOUS GOLD COAST. Situated in a popular central location, close to shopping centres, Schools, parks and public transport, you will need to hurry to secure this LITTLE GEM.....WHATS TO LOVE ABOUT THE PROPERTY\* Recently BEAUTIFULLY fully renovated \* 2 bedrooms, with built-in robes\* 1 bathroom and separate toilet & Separate Laundry\* Open plan Kitchen and generous living area ( air-conditioned)\* Lovely raised garden with a HUGE Front Yard \* Single lock up garage with internal access, plus extra off-street parking\* Walk to shopping centre, schools and day care, take-aways, park, tavern, public transport.\* 85sqm Internal 26sqm External (backyard) 20sqm Garage \* Tenancy in place till February 2026 - No Body Corporate ONLY Insurance - \$1000pa\* GCCC RATES \$2080pa approx / WATER RATES \$2000pa approx

ASHMORE is one of the Gold Coast most central suburbs, offering easy access to the M1 in under 10 minutes, connecting you North to Brisbane CBD in under an hour or south to Gold Coast airport in 40 minutes and Byron Bay approx. 1hr20  
 Situated in a quiet street, with parkland just across the road, this property & location will tick a lot of boxes.

- \* Close to parks, Golf courses and several schools.\* Ashmore city shopping centre 230m ( Woolworths, Medical Centre, Aust Post )
- \* Ashmore Plaza 1.6km Gold Coast Griffith university 3km\* GC University Hospital 3km Football Stadium 4km\* Surfers Paradise 4km Beach 4.5km Broadbeach \* Southport CBD and Broadwater Parklands approx. 5km.\* Located in Gold Coast Council, with no bushfire, flood, or heritage overlays detected. \* In the catchment of Ashmore State School and Keebra Park State High School.
- \* It has reliable NBN Hybrid Fibre Coaxial and 5G mobile coverage

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.

**2 BED | 1 BATH | 1 CAR**

**PRICE:**  
\$742,500

**OPEN FOR INSPECTION:**  
N/A



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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.