

10 Mulyan Place, Ashmore, Qld 4214

House For Sale

Friday, 22 December 2023



10 Mulyan Place, Ashmore, Qld 4214

Bedrooms: 5

Bathrooms: 4

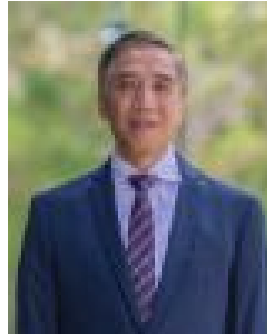
Parkings: 3

Area: 917 m2

Type: House



Lynda Lim
0406233888



Joe Tsang
0450508423

FOR SALE

10 MULYAN PLACE, ASHMORE - PERFECT 10 !!!!! Looking for a property that will tick over 10 of your boxes? Your SEARCH STOPS HERE! This property has it all just as its street address says, it's a - 10 for a PERFECT 10 score !!! Welcome to 10 Mulyan Place, a property that will surely impress you and let's see what gives it a score of 10 :

-1. Location: Well, as all of us know 60 to 70% of a property price depends on its location. This property is strategically located within 10 to 15 minutes of all that the Gold Coast has to offer. Beaches, shopping, restaurants, arts and culture, great schools and tertiary education, job opportunities, public transport, medical facilities and lifestyle are all within close proximity. Second to none location.

2. Construction: Built in 1991 on an elevated land size of 917sq m and with extremely large build up area of 427sq m, this property is sitting majestically on a gentle hill with stunning views across Royal Pines Resort and the Gold Coast hinterland. With an elevation of over 30m above sea level, it is certainly positioned in a flood FREE zone. This solid brick and tile property has been well maintained by its proud owners. The sellers have recently restored and refurbished the property. Features: 5 bedrooms or 4 plus a rumpus 4 complete bathrooms (2 ensuited) 3 Lock up garages with room for additional cars, boat, caravan or trailer 1 huge open plan kitchen with granite benchtop with plenty of lots of cupboard storage space 1 large dining area that offers views to the Hinterland. 2 open plan living areas with main living flowing to front balcony 1 rumpus / huge guest bedroom downstairs with ensuite Enormous north east facing timber deck (recently refurbished) overlooking the pool. This deck can easily accommodate 50 guests for your special events. -1 inground pool surrounded by mature landscaped gardens-Ducted cooling and heating throughout-Ceiling fans for hot days and working fireplace for chilly winter nights!-Practical floorplan to allow plenty of privacy with an extra 2nd family bathroom. -Plenty of potential to convert into dual living if you have extended family-Lots of big windows and sliding doors fitted with plantation shutters allowing plenty of breezes 24/7 and heaps of natural light into the property. -The view from the balcony is absolutely stunning as you can see as far as Mt Warning (Wollumbin) and views to the Hinterland. -Positioned above the Royal Pines Resort, with views across to Heritage Bank Stadium, you will see fireworks displays during special celebrations from the Resort as well as hear the distant roar of the crowd from the AFL games at the Stadium - be part of the action!

3. Neighbourhood Living at 10 Mulyan Place, you will be surrounded by "house proud" owners which is what gives the neighbourhood a prestigious and exquisite feel as you drive around the properties on the street. This property is positioned on a wide quiet street unlike all the new developments estate where you can hardly park 2 cars on the street. You will be one of the proud owners of Mulyan Place and be part of a proud neighbourhood showing off their beautifully landscaped front yards and all their architecturally designed homes which create an amazing street appeal.

4. Amenities: Sports: -Heritage Bank Stadium and Cararra Indoor Sports Stadium (3.2 km) - Royal Pines Resort Golf Course (1.6 km) - KDV Sports (4 km) - Gold Coast Aquatic Centre (6.7km) - CBus Super Stadium, Robina (11.8 km) Childcare: -Benowa Hills Early Learning Centre (700 m) -Kool Kids Early Learning Centre-Ashmore (2.2 km) -Gold Coast Institute of TAFE Children's Centre (1.4 km) -St Kevin's Kindergarten Benowa (2.4 km) Medical Centre / Hospital: -Pindara Private Hospital (2.2 km) -Spendelove Private Hospital (5.0 km) -Gold Coast University Hospital (5.8 km) -Gold Coast Private Hospital (7.2 km) Public Transport: -Queen Street Light Rail Station Southport (4.7km) -Nerang Train Station (5.3 km) - Nearest bus stop, 3 minute walk Transportation: -Distance to Gold Coast/Coolangatta Airport (35.0 km) -Distance to Southport CBD (6.0 km) -Pacific Motorway (3.0 km)

5. Education: This property is under the school catchment of: -Ashmore State School (2.0 km) -Benowa State High School (2.7 km) Alternatively, there are other schools as below: -Bellevue Park State School (2.1 km) -Benowa State School (2.9 km) -Trinity Lutheran College (Cotlew Street Campus) (2.7 km) - Emmanuel College (2.8 km) - Aquinas College (4.1 km) -The Southport School (4.9 km) -St Hilda's School (5 km) Universities/TAFE: -Griffith University (Gold Coast Campus) (5.7 km) -Bond University (11.4 km) -TAFE Queensland (Ashmore campus) (1.6 km)

6. Shopping Suburb Shopping: -Australia Fair Shopping Centre (6.5 km) -Pacific Fair Shopping Centre (8.3 km) -Harbour Town Premium Outlets (9.1 km) -Robina Town Centre (11.3 km) Major Shopping Centres: -Benowa Gardens Shopping Centre (0.9 km) -Ashmore City Shopping Plaza (3.2 km) -Ashmore Factory Outlets (3.2 km) -Southport Park Shopping Centre (3.8 km) -Brickworks Centre (4.4 km)

7. Lifestyle International Theme Parks: -Sea World (9.2 km) -Warner Brothers Movie World (16.2 km) -Wet & Wild (16.3 km) -Dreamworld (23.0 km)-Royal Pines Golf Resort – golfing (1.2km) -HOTA Home of the Arts (4.9 km) -Chevron Island (4.7 km) -Nerang River – fishing (1.6 km) -Surfers Paradise Beach – water sports (6.6 km) -Broadbeach Park – picnic (7.8 km) -Burleigh Heads National Park - bush walking (16 km) -Hinze Dam (17 km)

8. Potential Robina on the Gold Coast will be the location for a second Athletes Village, Olympics_ as part of a new residential development. Temporary under Construction: Broadbeach Park Stadium – Beach Volleyball (12,000 capacity) Broadwater Parklands – Triathlon (5,000 capacity) Harris Farm market centre under development in Ashmore Road9. Extra features / Added value: -11.5KW solar panels with 2.4KW of battery storage -All bathroom tiles to ceiling height -All quality white plantation shutters throughout -Ducted air conditioning to both levels Recent renovations include: -Full interior and exterior new painting -New LED lights throughout -New carpets throughout -Updated kitchen appliances -Refurbished outdoor timber entertaining deck, restumping and rust prevention where required. -Resurfacing of all external paving 10. Price The owner has recently been offered a very good long-term job and needs to relocate interstate asap. Sad to see this family home go, but due to personal circumstances it HAS TO BE SOLD! They have set the property at a very reasonable and affordable price for a luxury home category. Call Listing agent to enquire more why the asking price is of such good value for what it has to offer! Leaving no stones unturned, 10 MULYAN has it all and it IS INDEED A PERFECT 10 PROPERTY to own! Hurry contact Listing Agent now for private inspection. Call Listing Agent now: Lynda Lim Mobile: 0403 266 888