

**13 Warrungen Way, Ashmore, Qld 4214**



**House For Sale**

Sunday, 22 October 2023

13 Warrungen Way, Ashmore, Qld 4214

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 785 m2**

**Type: House**



Darrell Johnson  
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Julian Kannis  
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**\$1,395,000**

HIGHLY-BOUGHT, CENTRAL & CONVENIENT ASHMORE ... Perfectly designed with entertaining in mind, this large family home in the heart of highly-sought, inner-city Gold Coast Ashmore ticks all the boxes for comfortable living and plenty of space for everyone ... with large North-facing yard, private pool, huge outdoor entertaining, five big bedrooms and three bedrooms all on offer, this sensational property ticks all the boxes and is definitely hard to beat for value-for-money in this prime, central & convenient location !!!Key features of this sensational family home include:\* Large open-plan internal living flows effortlessly to outdoor spaces both to the front and rear of the property\* HUGE covered North-facing outdoor entertaining area with super-high ceilings where you and all your family & friends can spend hours on end relaxing, dining and sharing the good times\* Generous 785m2 allotment with big yard and plenty of room for trampoline, swings etc offering space for children and pets to play safely\* Private, inviting pool with al-fresco dining/lounging pavilion \* The spacious modern kitchen boasts plenty of storage and good visibility to all areas\* Over-sized bedroom or office on the ground floor with full bathroom opposite to service this room plus all other ground floor indoor & outdoor activities\* Large lounge/rumpus area on the 2nd level that opens to full-length balcony and view to parkland opposite \* The big Master retreat offers large walk-in robe + additional robe-space, modern ensuite, and study nook adjacent that opens to rear balcony overlooking the yard and covered entertaining area\* Three more over-sized bedrooms (making five in total) on the upper level, all with built-in robes\* 3rd large, modern family bathroom with separate toilet\* Spacious modern laundry opens to outdoor drying area\* Air-conditioning & ceiling fans throughout\* Solar power system\* Fully fenced throughout with low maintenance yard & gardens\* Over-sized double garage with plenty of storage, plus additional secure gated access off-street parking for extra vehicles, caravan, boat, trailer etc\* A delightful family park is just across the road, just in case you needed more space to run, frolic & playYou will love the space and resort-style feel that is on offer here ... call your local Ashmore area specialist Darrell Johnson on 0403 803704 to view this fantastic family home anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.ASHMORE ... WHAT A GREAT PLACE TO LIVE AND INVEST IN !!! Ashmore is the most practical and central suburb the Gold Coast has to offer, located close enough to all the action yet far enough away from it all ... it is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of ongoing demand and outstanding capital growth with real estate in the area very much in demand. With its elevated location, the vast majority of Ashmore is on safe, high, flood-free ground with numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater & parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane & Coolangatta airports. Southport CBD/China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital and other medical precincts are all only minutes away, as are Pacific Fair, Robina Town Centre, Australia Fair and Runaway Bay shopping centres. Ashmore is a fantastic place to live and invest in for both solid capital returns and central & convenient living, and because of this the suburb is truly becoming even more of a highly-sought after location than its current residents (and investors) already know it to be !!!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.