

**14 Warrungen Way, Ashmore, Qld 4214**



**Sold House**

Friday, 8 March 2024

14 Warrungen Way, Ashmore, Qld 4214

**Bedrooms: 5**

**Bathrooms: 1**

**Parkings: 2**

**Area: 801 m2**

**Type: House**



Nick Baxter  
0755001630

**\$1,050,000**

Two properties for the price of one! This is an extremely rare opportunity to secure a 801m<sup>2</sup> corner block that has the ability to be subdivided into 2 separate strata lots but without the need for a functioning body corporate. The existing 5 bedroom home is positioned in a way that allows for an additional dwelling to be constructed on the excess land fronting Merrina Drive, the frontage of this existing land gives you approximately 13 metres of frontage and measures approximately 28 metres long. This expansive excess land provides for an abundance of different building designs, project builders such as G.J. Gardener, Coral Homes, Clarendon homes etc have many options for a land parcel such as this. Alternatively the block can be subdivided into two 400m<sup>2</sup> freehold lots and new homes can be built on each site. Located in a highly sought after precinct of Ashmore and positioned directly opposite 3000m<sup>2</sup> of beautiful parkland and just 6.6km from the patrolled sandy beaches of Surfers Paradise, when it comes to position and potential it doesn't get much better than this. Existing Home- 5 bedrooms, 1 bathroom plus a laundry which could be converted into a second bathroom- Double carport - Covered outdoor area with the prized easterly aspect- Entire perimeter securely fenced with lots of grassed areas for the children or pets to play- Whilst the home is dated, it's in fantastic condition and has fantastic bones to be transformed into a spectacular home. Even though the property has unlimited potential there is no need to develop immediately, you can simply sit back and enjoy the strong rental income (\$850 per week) in the meantime and enjoy the capital growth of this blue chip site. Located within 5.3km of the Gold Coast University/Hospital, 5.5km to the Smith Street Motorway and 6.9km to the beaches of Surfers Paradise. Falls within the catchment of the Ashmore State Primary School, Benowa State High School. Close proximity to a number of elite schools such as The Southport School, St Hilda's and a number of local shopping centres, restaurants and cafes.