

**2/268-274 Ashmore Road, Benowa, Qld 4217**

**House For Sale**

Wednesday, 17 April 2024

2/268-274 Ashmore Road, Benowa, Qld 4217

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



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## Best Offers By 5pm 6th May 2024

It is not often a large beautiful free-standing, 2 level home, with a newly built self-contained granny flat becomes available in this exclusive estate, but the opportunity is here now and is a must to see! As soon as you enter the security gates to this small Architecturally designed estate it becomes apparent why it is such a sought-after address. Fringing the Botanic Gardens and the world-famous Royal Pines Golf Course you feel like you are in the country, yet you are right in the heart of the Gold Coast and only moments from the beautiful golden beaches and all that the Coast has to offer. The modern open plan kitchen, living and dining as well as large covered outdoor living area flow effortlessly and are perfect to bring family and friends together to relax and unwind. The estates large resort style infinity pool and spa are only steps from the front door providing even more space for family fun, or a place to unwind or to do a few laps. You also have direct private access to the tranquil Botanic Gardens which is perfect for your morning walk, yoga class or to exercise your pooch. Escape the hustle and bustle and just take it all in. This exclusive home features include:

- Light, airy and well-ventilated living space with timber floors, high ceilings, air conditioning and ceiling fans,
- Good size front balcony with specular views of the mountain range and with amazing sunsets making it ideal for that 5 o'clock tippie.
- Recently renovated kitchen with walk-in pantry, abundance of Caesarstone benchtops, large soft touch storage drawers and cupboards as well as breakfast bar,
- Dining/ family room beside the kitchen allows for casual dining flowing through the double sliding doors into the large insulated and paved undercover living space for ease of entertainment,
- Recently built, separate self-contained flat with small outdoor area and garden, ideal accommodation for stay-at-home older child or extended family. (Rental option approx. \$400pw.)
- Large master bedroom with air conditioning and ceiling fan with walk in wardrobe and fully renovated ensuite with stylish finishes.
- Other 2 bedrooms with built in mirrored wardrobes and ceiling fans and large picture windows overlooking the garden.
- Large terraced block with established landscaped gardens and vegie patches and bird attracting flora.
- Double lock up garage with direct internal access and ample storage space.
- Walking distance to Benowa Gardens shops, restaurants and to Pindara Private Hospital and Benowa Primary and well-regarded Benowa High School. Benowa is highly prized for its central location and proximity to Surfers Paradise. Bordered mostly by waterways including Main River, Benowa is located to the west of the Isle of Capri and Bundall, and is just four kilometres from the beach. Benowa's services include the Benowa Gardens Shopping Centre, Pindara Private Hospital, the Royal Pines Resort Golf Course and three schools (public and private). Its central location means visitors are never far from the surf, night life, and other attractions. The scenic hinterland range is only a short drive away. Benowa lets you enjoy all the excitement of the Gold Coast with the theme parks on the Gold Coast corridor only 30 minutes drive north and a choice of 13 international golf courses and additional public courses in the vicinity.