

# 205 Cotlew Street, Ashmore, Qld 4214

## House For Sale

Thursday, 21 March 2024



205 Cotlew Street, Ashmore, Qld 4214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 539 m2**

**Type: House**



Chris Shields  
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## Auction

Calling all builders, designers and home renovators! Whether you're looking for your next renovation project or redevelopment opportunity, this is your chance to make your mark on a property with endless opportunities to add value! Executors of the estate instruct that this property must be sold at or prior to Auction, Sunday 14th April, 12pm on site, with all genuine cash offers considered prior to! Set on an elevated 539m<sup>2</sup> block, this original condition property awaits a new owner to unlock its complete potential and capitalise on the opportunity on offer! The existing home features 3 bedrooms plus study or 4th bedroom and 2 bathrooms, enabling plenty of room for your family or guests. Step into vintage elegance with the inviting ambiance of fibre charm wallpaper, enhancing the character of the expansive open-plan living area. As you flow seamlessly from the light-filled interior to the veranda, immerse yourself in picturesque vistas of the hinterland. Whether you're unwinding or hosting guests, this balcony offers a serene retreat with refreshing breezes, promising moments of relaxation and delightful entertainment. Delight in the beauty of nature with flourishing fruit trees and vibrant blooms in season, in the privacy of your fully fenced yard. Ample grassed areas provide a safe haven for pets and children to play, with plenty of space available for the addition of a pool. Store your vehicles and belongings with ease in the double-entry garage which has been purposely dug out underneath to give you ample storage, along with room for additional parked cars on the driveway. Positioned within this sought-after school catchment and a short stroll from the convenience from shopping, cafes, and parks, this property represents outstanding value for money. Ideally positioned within the catchment of Ashmore State School, minutes to Trinity Lutheran College and an array of popular early learning centres. Conveniently positioned within 15 minutes of Griffith University and the Gold Coast University Hospital. A short drive will have you arrive at your choice of shopping centres including Benowa Village and Ashmore Plaza with a host of amenities. Families will also relish in the abundance of parks in the vicinity. For golf enthusiasts, the location is a dream, with esteemed courses like Royal Pines, Lakelands, Palm Meadows, and the Glades just a stone's throw away, offering endless opportunities to refine your golf swing. The iconic beaches of the Gold Coast are also just a 15 minute drive away.

- Deceased Estate Sale - Will be sold at or prior to Auction - Original condition 3 bedroom plus study or 4th bedroom home - 2 bathrooms - Endless potential to add value - Renovate or redevelop\* - Elevated 539m<sup>2</sup> block - Air conditioned living and master bedroom - Functional kitchen with electric cooktop - Veranda off living area with hinterland views and breezes - North facing rear yard with plenty of grass for kids and pets to play, plus for the addition of a pool - Beautiful established gardens with Frangipani trees and fruit producing trees - Internal laundry with outdoor access - Partially dug out under house storage area - Large garage with room for up to 3 vehicles - Close to all amenities including shops, school and transport

Be ready to unlock the potential of your dream home in this hidden gem nestled in a desirable location. Don't let this opportunity slip away! Join us and transform this diamond in the rough into a masterpiece! Submit an enquiry now to receive a copy of the Information Pack or contact Chris Shields or Tina Nenadic today! \*Redevelop subject to Council approval

Disclaimer: In the preparation of this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, and accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify any information contained herein. This property is being sold without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for functionality purposes