

**23 Riverwood Drive, Ashmore, Qld 4214**

Smyth

**House For Sale**

Wednesday, 12 June 2024

23 Riverwood Drive, Ashmore, Qld 4214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 372 m2**

**Type: House**



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## Guide: \$1.1m

Nestled in the vibrant suburb of Ashmore, this honest family home offers a harmonious blend of comfort, space, and convenience. With its fantastic layout and prime location, it is perfect for families seeking a serene yet well-connected lifestyle. Enjoy the tranquility of river views and scenic walking trails right at your doorstep, while still being centrally located within the Gold Coast.

**Property Features:**

- Spacious Floor Plan:** A two-storey residence with a total living area of 285m<sup>2</sup>, providing ample space for family living.
- Four Bedrooms + Study Nook:** Generously sized bedrooms, including a master bedroom with ensuite and walk-in robe, plus a versatile study nook.
- Modern Living Areas:** Open-plan family room, separate dining, and living areas with high ceilings up to 3.4m, enhancing the sense of space.
- Entertaining Deck & Patios:** Expansive entertaining deck (6.6m x 3.5m) with river views, covered patio, and an open-air patio, perfect for outdoor gatherings.
- Well-Equipped Kitchen:** Well maintained kitchen with a bar area, ideal for family meals and entertaining.
- Gym/Double Garage:** A versatile space currently utilized as a gym, with the potential for use as a double garage, has aircon installed.
- Convenient Amenities:** Includes a laundry room, drying court, powder room, and ample storage solutions throughout.
- Sustainable Features:** Equipped with solar panels to reduce energy costs and environmental impact.
- Prime Location:** Located next to the Nerang River with picturesque reserve views and scenic walking trails.
- Great Connectivity:** Easy access to schools, shopping centers, parks, and public transport, ensuring all your daily needs are met with ease. Additionally, close to GCU Hospital and multiple universities and medical centers.

This property is more than just a house; it's a place where memories are made. Don't miss out on the opportunity to make 23 Riverwood Drive your new home. Contact us today to arrange a viewing and experience this wonderful property for yourself!

The transparent offer system ends on Thursday 27 June at 7pm

**What is a Transparent Offer System?** Qualified buyers will be granted access to a website/app that facilitates offers for private property sales with transparency. Contact the agent for more information.

**Disclaimer:** Smyth Real Estate has made every effort 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 this information as representations of fact but must instead satisfy themselves by inspecting the property, or by other means.