

3 Gunyah Grove, Ashmore, Qld 4214

— **Coastal**

Sold House

Friday, 18 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 3

Area: 760 m2

Type: House

\$828,000

Discover the charm and potential of this cheerful home that's elevated to capture cool breezes and an outlook across Gunyah Park. Set on a 760m² fan-shaped block and spanning a single level, its beating heart is the light, bright kitchen. A spacious family and meals area sits adjacent, making it an ideal space for relaxing or entertaining friends, or retreat to the formal lounge and dining room, where large-scale windows invite in sunshine and views of the surrounding area. Recently repainted and fitted with new carpets, blinds, it also features three well-proportioned bedrooms and a bright main bathroom. Additionally, a covered alfresco area awaits perfect for entertaining with a BBQ area, along with low maintenance gardens, a carport that can accommodate two or three cars plus parking for a boat, caravan or trailer. Situated in a quiet cul-de-sac, this location is the epitome of convenience. Benowa Village shops, cafes, and services are just 1km from your front door, while golf enthusiasts will appreciate the proximity to RACV Royal Pines (1.6km) and Emerald Lakes (3.1km). The Gold Coast Botanical Gardens and Pindara Private Hospital are just approximately 3km away, while sports fans will relish having Metricon Stadium, Gold Coast Sports and Leisure Precinct, and KDV Sport under 4km from your doorstep. Plus, you're less than 5km from access to the Smith Street Motorway, and a mere 8.5km from the beautiful beaches of Surfers Paradise. Numerous private and public schools are also central, ensuring everything a family needs is within easy reach. Don't miss this opportunity to secure a home that offers comfort and convenience - arrange an inspection today.

Property Specifications:

- 760m² fan shaped block, elevated to capture cool breezes and views of Gunyah Park
- Convenient location, close to schools, shops, major sporting facilities, golf courses and medical amenities
- Centrally placed kitchen with stainless steel appliances
- Expansive and open plan family and meals area
- Formal lounge and dining room enhanced with multiple large windows to enjoy elevated views
- Three bedrooms, two equipped with built-in robes and ceiling fans
- Bathroom with large shower, vanity and toilet
- Covered alfresco entertaining area, doubles as a carport accommodating two or three cars
- Additional boat, caravan or trailer parking
- Recently repainted with new blinds and carpet throughout
- Split system air-conditioning
- Laundry with external access
- Storage shed, immaculate landscaped gardens
- Fireplace sitting area
- Sandstone retaining wall, new fencing
- Just 1km from Benowa Village shops, cafes and services
- Short drive to championship golf courses RACV Royal Pines (1.6km), Emerald Lakes (3.1km)
- Approx. 3km to Gold Coast Botanical Gardens, Pindara Private Hospital
- Under 4km from Metricon Stadium, Gold Coast Sports and Leisure Precinct, and KDV Sport
- Approx. 5km to access Smith Street Motorway, and 8.5km to the beaches of Surfers Paradise
- Close to multiple private and public schools, plus zoned for popular Benowa State High (3.6km)

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracy or misstatements that may occur. Prospective purchases should make their own enquiries to verify the information contained herein.