

43 Currumburra Road, Ashmore, Qld 4214



House For Sale

Saturday, 25 November 2023

43 Currumburra Road, Ashmore, Qld 4214

Bedrooms: 4

Bathrooms: 2

Parkings: 7

Area: 817 m2

Type: House



Kevin Brown
0417648001



Jesse Young
0468643571

Auction

Renovated and ready to move in, this central and private home provides brilliant features for the family in a location you will absolutely love. Sensational outdoor living spaces both front and back will keep everyone entertained this summer and there is plenty of room for multiple cars plus your boat or caravan. Quiet and secure behind 2m fencing, you will enjoy the sanctuary feel of this property. Light, modern and bright it has a wonderful feel and flow. Immaculately presented by our owner-occupiers you can see the care and quality that has gone into the internal and external upgrades including beautiful lawns, landscaping and captivating pool area. The generous and flexible floor plan will delight the extended family or a work-from-home enthusiast offering both a bedroom/living wing at the front plus a detached gym/study out the back which could be converted at a later date (STCA). Set within a desirable school catchment and only minutes by foot to shopping, cafes and parks, 43 Currumburra Road represents excellent value and would make a fabulous home or investment in one of the Gold Coast's most coveted suburbs. Check out the video and virtual walk through on this site.

HIGHLIGHTS

- Off street parking for up to 7 vehicles behind a secure electric gate with intercom
- 8kw Solar Panels for incredible savings on your electricity
- LED lights
- 4 Bedrooms all with built in robes (front bedroom has private living space)
- 3 Separate internal living spaces plus two glorious outdoor alfresco areas
- 2 Bathrooms including ensuite to master + spa bath in family bathroom
- Galley kitchen with stone bench and stainless steel appliances
- 3 x Reverse cycle A/C units + ceiling fans throughout
- Beautiful use of sandstone to outdoor areas
- Large inground swimming pool with waterfall
- Usable level lawn area with 2 x Sheds plus an Aviary (used as a shed) on top of a concrete slab
- Detached study / gym

Land: 817m² (no easements) | **House:** 226m² (approx)

LOCATION

- 700m (7 min walk) to Benowa Shopping Village - Coles / Medical
- 700m (7min walk) to Ashmore State School
- 800m to Royal Pines Resort and Golf Course
- 950m to Parks and Ashmore Plaza
- 1km (10 min walk) to TAFE
- 4.8km (8 min drive) from Gold Coast Hospitals and Griffith University
- 5.7km (10 min drive) to Beaches of Surfers Paradise

FINANCIALS

- Gold Coast Rates approx \$2,039.04 pa
- Gold Coast Water approx \$1,720.00 pa

-----**AUCTION** On-site Sunday 17 December
Registration and viewing 10.30am
Bidding commences 11am. Offers invited prior to auction. Please contact us to register ahead of time.

-----**DISCLAIMER** This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. We have used our best endeavours to make sure the above information is true and accurate. However, buyers should not rely on this information and are encouraged to make their own enquiries to verify all information. Our agents and agency accept no liability for any errors or omissions. Buyers are encouraged to seek independent legal advice with respect to the property and entering into a contract of sale. References to distances and financials are approximate only. References to distances and financials are approximate only.

STCA = Subject to council approval