

54 Clear River Boulevard, Ashmore, Qld 4214

Sold House

Thursday, 17 August 2023



54 Clear River Boulevard, Ashmore, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 454 m2

Type: House



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\$800,000

To watch a Video specifically on this property, simply copy and paste the below link into a web browser:<https://youtu.be/U-xg6a996e0> To do an ONLINE INSPECTION of this property using 3D Tour, simply copy and paste the below link into a web browser:<https://my.matterport.com/show/?m=Dao9fvG4pcH>The Brad Scott team is proud to welcome you to 54 Clear River Blvd, ASHMORE Situated on in a central location close to the Gold Coast University Hospital and Griffith University is this fantastic 3 bedroom, double-story home. Located in popular River Heights, it has acres of parkland adjacent to the Nerang River with picnic areas and walking and biking trails. Perfectly positioned just minutes from the M1 Motorway, the train station, and lots of options for schools and shopping, and only 20 minutes to the famous Surfers Paradise Beach. With the scope to personalize and update to suit your needs, this home offers exceptional value. PROPERTY FEATURES INCLUDE- 3 bedrooms with built-in robes - 2 bathrooms, main with bath and ensuite to master bedroom- Spacious open-plan living area- Great sized kitchen with dishwasher and pantry- Separate laundry with extra toilet & yard access- Large double garage with auto door & internal access- Private rear yard, fenced for children and pets- Quiet cul-de-sac, 454sqm block- Ceiling fans throughout- Covered outdoor pergola area - Low-maintenance gardens- Fully insulated - Great family area, close to multiple parks, plenty of walking tracks PROPERTY INFORMATION Gold Coast City Council Rates: \$2,248* p.a. approx Gold Coast City Water Rates: \$1,697* p.a. approx Current Lease: \$680 per week until 15/08/2023 - Managed by Smart Real Estate (Vacating at end of lease) Rental Estimate: \$660* to \$720* per week Body Corp: N/A Land size: 454m² Built: 2000** denotes approximations and/or measurements A rare opportunity to purchase in an ultra-convenient location. The property is central to everything. Only 5 mins to the M1 motorway so you can head North to the famous theme parks, Brisbane, and the Sunshine Coast, or head south to the airport, Tweed coast, or Byron Bay. You are also close to some of the Gold Coasts' best schools including Trinity Lutheran, Emmanuel College, Benowa State Schools. Less than 15 mins to the beach and close to Benowa Village, Benowa Gardens, Ashmore City & Ashmore Plaza Shopping centers. The Gold Coast University Hospital and Griffith University are also less than an 8 min drive away. For further information or to arrange an inspection please contact Brad Scott or Wayne Haase. We have in preparing this information used our best endeavors 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, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein. COVID-19 Update- Please do not attend any inspections if have returned from overseas in the past 14 days, are unwell, elderly, or have a compromised immune system.- Please practice social distancing at all inspections to help minimize the spread of COVID-19.- If you are unable to physically attend an inspection please click on the 3D Tour for this property for a virtual Online tour of this property.