

**22/251 Ashmore Road, Benowa, QLD, 4217**

**Raine&Horne.**

**Apartment For Sale**

Tuesday, 3 September 2024

22/251 Ashmore Road, Benowa, QLD, 4217

**Bedrooms: 2**

**Bathrooms: 2**

**Parkings: 2**

**Type: Apartment**



Jason Read

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## When Location Matters

If easy of living is your goal then look no further than this near new amazing Apartment. Architect designed modern building "Woodtree Residences"

Outstanding features include

- 2 Bedrooms
- 2 bathrooms
- Kitchen features stone benchtops, top quality appliances and loads of cupboard space
- Master with walk through robe and ensuite
- Balcony access through living room and master
- Modern prestige bathrooms with large soaker bathtub in main
- your own Balcony & BBQ area plus the Community facilities upstairs
- 2nd floor offering privacy
- Close to stairs and Lift
- Rooftop Bar-B-Q garden area with views to Surfers
- Tandem Car Park underneath ( 2 cars ) -Room for Storage
- Modern neutral styling with high quality fittings throughout
- Super fast NBN fiber internet
- Ducted and zoned air conditioning
- Amazing location opposite Benowa Botanical Gardens
- Secure building entry with 2 lifts for easy access
- High energy efficient rating with individual meter
- 95sm apartment
- Pet friendly

Woodtree Residences

• Built with luxury in mind at a reachable price range plus privacy you will enjoy. Fixtures and fittings to a high standard and community facilities that will surely please.

Why Benowa?

- **Central Location:** Benowa is centrally located, making it easy to access major amenities, shopping centers, schools, and the beach. It's just a short drive to Surfers Paradise and Broadbeach.
- **Great Schools:** The suburb is home to some excellent schools, including Benowa State School and Benowa High School, which are well-regarded for their academic and extracurricular programs.
- **Parks and Green Spaces:** Benowa has plenty of parks and green areas, like the popular Rosser Park and the Gold Coast Regional Botanic Gardens. These spaces are perfect for outdoor activities, picnics, and enjoying nature.
- **Community Feel:** Despite being close to the hustle and bustle of the Gold Coast, Benowa has a strong community vibe. It's a friendly and safe neighborhood with a mix of families, professionals, and retirees.
- **Proximity to Medical Facilities:** The suburb is close to major medical facilities, including the Pindara Private Hospital, which is a significant advantage for families and elderly residents.
- **Convenient Transport:** Public transport is easily accessible, with bus routes connecting Benowa to various parts of the Gold Coast. The nearby M1 motorway provides quick access to Brisbane and other destinations.
- **Lifestyle and Leisure:** Benowa offers a relaxed lifestyle with plenty of opportunities for leisure, including nearby golf courses, cafes, and shopping precincts like Benowa Gardens Shopping Centre.

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