

77 Currumburra Road, Ashmore, Qld 4214

WELCOME CHANGE *realty*

House For Sale

Wednesday, 10 July 2024

77 Currumburra Road, Ashmore, Qld 4214

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 663 m²

Type: House



Robyn Wigmore



Stewart McLeish
0435150281

\$839,000+

The current owners of this much loved, character filled home are downsizing and this wonderful opportunity has arisen to make 77 Currumburra your own. Oozing charm and potential, this original split-level, brick and tile gem was built in 1990 and is nestled on a spacious 663 sqm block. Set back from Currumburra Road, this property offers potential for extra parking at the front and boasts ducted air conditioning, a spacious living room with vaulted ceilings, and a large kitchen ready for modernisation. The single garage has been converted to extra living space, providing even more flexibility for your renovation plans. With three good-sized bedrooms featuring ceiling fans and built-ins, including a master with an ensuite, this home is designed for comfortable living. The main bathroom comes with a separate toilet, and there's an internal laundry for added convenience. Outside, you'll find an inground pool and an outdoor entertainment area complete with a bar, perfect for relaxing and hosting friends & family. Located within walking distance to shops and schools, this property is a fantastic opportunity to invest in a sought-after Ashmore location. Please note, it's move-in ready and totally liveable as you transform it into your dream home! This home will NOT be sold prior to our open homes - Offers will close on Monday, 22nd July at 1.00pm. Features Include:- Split level brick and tile home built in 1990 on 663 sqm block- Ducted air conditioning- Spacious living room with vaulted ceilings- Separate dining or family room- 2x double linen cupboards in the hallway (so much storage!)- Large kitchen with dishwasher and lots of bench space & storage- Single garage has been converted to extra living space- Undercover shade sail parking for 2 cars plus extra driveway parking- 3 good sized bedrooms with ceiling fans and built ins- King sized master with ensuite - Main bathroom plus separate toilet- Internal laundry with large hot water system in cupboard- Inground pool with shade sail protection at one end- Outdoor entertainment area complete with bar- 21x solar panels, garden shed- GC Council Rates approx. \$1,070 per 6 months- Rental Appraisal approx. \$720 - 820 per week- Ask Robyn or Stewart for the link to purchase a copy of the independent building & pest inspection. Once purchased, you are encouraged to speak directly with the inspector for any further clarification. Why Ashmore is a Great Place to Live on the GC! Ashmore is ideally situated in the heart of the Gold Coast, offering easy access to major roads, making commutes and travel convenient. Known for its welcoming and friendly atmosphere, Ashmore is a great place for families, with a strong sense of community and safety. Fantastic Central Location: 77 Currumburra Road is close to a myriad of parks, quality schools and local amenities including the following - - Bus stop only 75m - buses to Ashmore, Southport Station, Griffith University, Nerang Station, Broadbeach, Pacific Fair etc. - Ashmore State School, a reputable primary school with a strong focus on academic and personal development; 350m stroll- Benowa State High School, known for its academic excellence and diverse extracurricular programs; 1.9km walking distance or a 3km drive (5 mins)- Trinity Lutheran College, a private school offering comprehensive education from early learning to Year 12; 3.8km (8 mins)- Ashmore Plaza, featuring a variety of shops, supermarkets, cafes, and essential services, 600m walk or 4 min drive.- Ashmore City Shopping Centre, a convenient shopping destination with a wide selection of retail stores, dining options, and professional services, 1.6km (6 mins)- Aldi Molendinar, 2km (7 mins)- Ashmore Tavern, 1.4km (4 mins)- Ashmore Village Park, soccer/football etc, 350m stroll off Mualla Drive- Ashmore Little Athletics, 1.1km (5 mins)- 'Go Bowling', ten pin bowling alley, 1.1km (5 mins)- Girral Park, a lush green space perfect for family picnics and outdoor activities, 2.1km (4 mins)- Ashmore Rotary Park, a lovely park with playgrounds, BBQ facilities, and walking paths, 2km (5 mins)- Pindara Private Hospital & medical specialist precinct, a leading healthcare provider offering a range of medical services and specialists, 3.1km (5 mins)- People First (formerly Metricon) Stadium, the home of the Gold Coast Suns, perfect for sports enthusiasts, 3.8km (7 mins)- Gold Coast Regional Botanic Gardens, a beautiful place to explore nature and enjoy peaceful walks, 3.2km (7 mins)- Cabana Off Leash Dog Area, 4.6km (7 mins)- Royal Pines Resort Golf Course, 1.8km (5 mins)- Emerald Lakes Golf Club, 3.3km (7 mins)- Surfers Paradise Beach, 6km (10-15 mins)- Griffith University & GC University Hospital, 4.6km (10-15 mins) - Easy access to the M1 Motorway (north & south) in approx. 10 mins- Ashmore's strategic location, community feel, and access to amenities make it an exceptional place to call home on the Gold Coast. Disclaimer: While care has been taken in the preparation of this information, the particulars are set out as a general guide only. All plans and models are illustrative only. All interested parties should make their own enquiries. Everyone who visits our open homes will need to check in through our Welcome Change Realty QR code. Disclaimer: We have obtained this property information from sources we believe to be reliable; however, we cannot guarantee its accuracy. Prospective buyers are advised to carry out their own investigations.