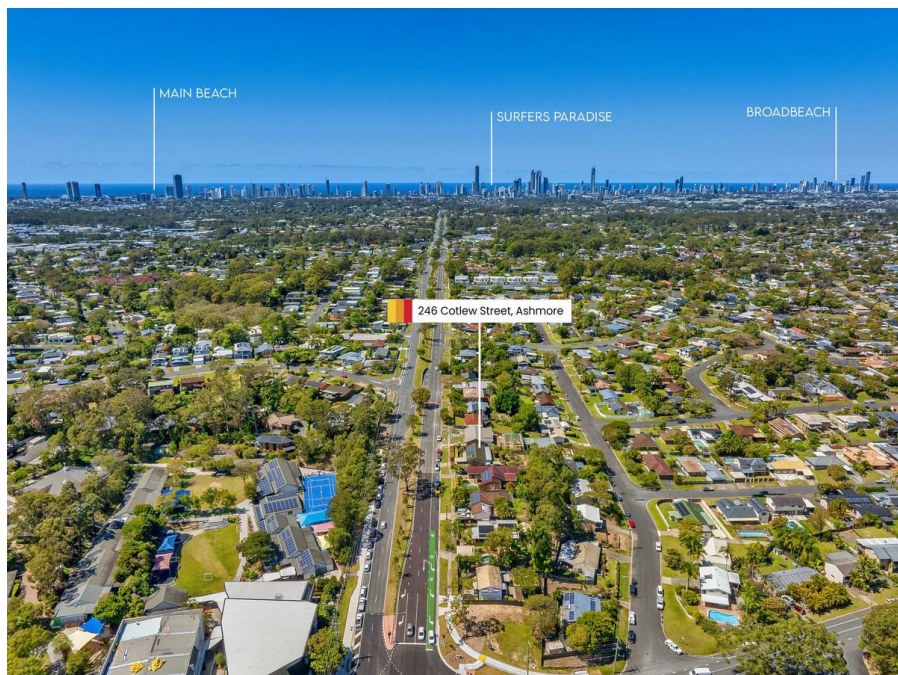


246 Cotlew St, Ashmore, QLD 4214

Under Contract

House 3 2 1



CENTRAL ? OH SO CENTRAL!

This tidy and inviting home is set on a generous 688m² 1/2 block right in the heart of Ashmore. Offering three spacious bedrooms and two bathrooms, it has been lovingly maintained by the same owner for the past 16 years.

Open for Inspection

By Appointment.

Step inside and enjoy air-conditioned comfort, multiple living zones including a family room, and a gorgeous sunroom that opens onto the expansive leafy backyard. Surrounded by native trees that attract an abundance of birdlife, the yard also presents a fantastic opportunity to add a tiny home or secondary accommodation, ideal for extended family or extra income potential.

Practical features include a single carport with space for a small boat or trailer. The location is hard to beat: Ashmore is home to some of the Gold Coast's most sought-after schools including Trinity Lutheran College (primary and senior), Ashmore State School and Aquinas College, with Griffith University also nearby. Shopping centres, restaurants and public transport are all within easy reach, many within walking distance.

Whether you are looking for a solid investment with strong rental returns or a place to call home, this centrally located property is a rare find. Do not miss your chance to secure this Ashmore gem.

Outgoings:

* Council Rates: \$2,422.15 p.a.

* Water Rates: \$309.12 per quarter

Please note, virtual furniture has been used in the photos provided

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Doogan Real Estate Pty Ltd as trustee for Doogan Family Trust by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

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