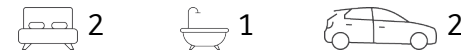


Unique to this price point - no upstairs or downstairs neighbours - ticks the...



55/757 ASHMORE ROAD, Molendinar

Sold

Are you living in a unit and tired of hearing your neighbours coming home at all hours, carrying the shopping up three flights of stairs or not having secure parking for your car? Have you experienced a water leak from a unit somewhere up above flooding your unit or building fire alarms being set off during the night by somebody burning toast? Tired of paying for water and subsidising your neighbours because of a shared water meter?

Perhaps you've been looking to downsize for a while but can't find anything that will still give you some space and privacy but won't require the same amount of maintenance and upkeep as a house. This great little villa is unique to this price point. Unlike the majority of the competition, it isn't a box with four walls and a tiny balcony on the second floor. It has a land component of 218m², an attached automatic lock up garage, its own individual water meter and is in a quiet and secure gated estate with a lovely pool and tennis court if you're up for a game.

Lots of natural light, excellent air flow, beautiful big bedrooms, a kitchen that fits a double door fridge, air conditioning, ceiling fans, dishwasher and no partial or poorly done renovation to deal with. Easily live in as is or renovate how you like when you like. Double the living space and increase the capital value by adding on a large covered outdoor entertaining area, double the driveway space to park two cars or add solar panels.

Property ID:	20801683
Property Type:	Townhouse
Building / Floor Area:	153
Garages:	1
Open Parking:	1

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Located close to Griffith University and the Hospital Precinct. No shortage of supermarkets, shopping centres, golf courses, gyms or parks close by. Whether you are looking for an solid investment for a super fund (set and forget), buying your first home, downsizing or just looking for somewhere safer to call home, this great little property should be on your list to inspect.

*The estate bylaws allow for a single suitable indoor pet.

*Low Body Corporate levies.

*Inspection by appointment at a mutually convenient time.



PROPERTY DETAILS

2 Bed | 1 Bath + Toilet | 1 Car + Off-Street
 Internal 121m² | Patio & Porch 6m²
 Total 127m² or 14 Squares



COMPLEX MAP LEGEND

- 1. Villa #55
- 2. Gated Entry/Exit
- 3. Swimming Pool & Facilities
- 4. Tennis Court
- 5. Activity Crescent Reserve



PEPPER HILL

55/757 Ashmore Road MOLENDINAR



PLANS FOR PURPOSE

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