## amir prestige









## 44 Yangoora Crescent ASHMORE QLD

Elevated in a prime central Ashmore location, this 327m2 family home offers a relaxed lifestyle with tree lined views and ample room for entertaining. Also included is a shaded pool, open plan kitchen and lounge leading to expansive decking - this home has it all.

The location is hard to beat offering easy access to local shops, cafes and medical services plus public transport a 5-minute walk. Education facilities including TAFE and several private and public schools 5 - 10 minutes drive, plus major sporting precincts and championship golf courses just moments away. The M1, Gold Coast Uni Hospital or the golden beaches of Surfers Paradise are each under 6km from home.

Your new home comprises:

Fully fenced elevated 711m2 block with electric gate into

4 🕒 3 🔓 2 🖨

Land Size: 711 sqm

View : https://www.amirprestige.com.au/sale/qld/go

ld-coast/ashmore/residential/house/725351

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## <u>LEGEND</u>

1. Sliding Gate (5.8m) | 2. Driveway Parking 3. Poolside Deck | 4. Swimming Pool 5. Covered Decks | 6. PV Solar Panels 7. Grass Yard | 8. Pavilion

20.5m 8 7 6 6 Two Storey Residence 35.0m 34.4m 6 3 2 20.7m :: SITE PLAN

YANGOORA CRESCENT

44 Yangoora Crescent ASHMORE

4 Bed + Studio

3 Bath

😂 2 Car + Off-Street

Internal 216m² | Covered Externals 111m² | Total 327m²

amir prestige PROPERTY AGENTS

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