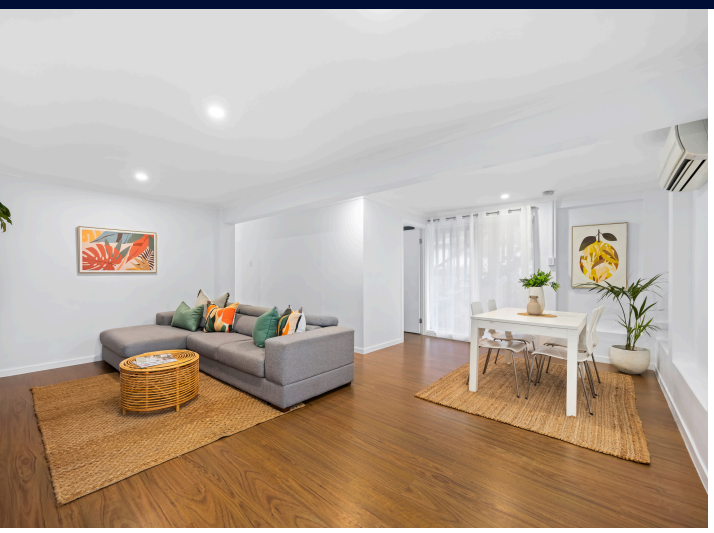
RE/MAX PROPERTY CENTRE

SALE



34 Macquarie Avenue, Molendinar QLD 4214













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RE/MAX PROPERTY CENTRE



34 Macquarie Aveune, Molendinar QLD 4214

4/5 Bed | 2 Bath | 5 Car

Positioned in one of Molendinar's most sought-after and family-friendly pockets, this exceptional residence with dual living potential presents a rare opportunity for extended families, multi-generational living, home business operators or astute investors seeking strong rental income and future growth potential. Set on a beautifully landscaped 726m² corner block with approximately 36 metres* of frontage, this impressive residence offers outstanding street appeal, extensive parking options and exciting future potential. Located just moments from Trinity Lutheran College, Griffith University, Gold Coast University Hospital, the G light rail, M1 and major shopping centres.

UPSTAIRS FEATURES:
- Beautiful solid timber flooring throughout.
- Light-filled open-plan living and dining area.
- Elevated north-facing timber balcony capturing cooling breezes and year-round sunshine.
- 3 generous bedrooms, all with built-in robes and ceiling fans.
- Stylishly renovated bathroom with separate toilet.
- Air-conditioned for year-round comfort.

DOWNSTAIRS – WITH PRIVATE ENTRY FEATURES:
- Bright open-plan multi purpose area flowing seamlessly to a private patio overlooking the pool and gardens.
- Stunning renovated kitchen complete with stone benchtops, soft-close cabinetry.
- 2 Separate utility rooms or 1 plus home office.
- Beautifully renovated bathroom and laundry designed to be shared or can be separately secured if desired.

******* Please note: The downstairs area has a ceiling height slightly below 2.4 metres. There is potential to remove the existing gyprock ceiling to increase the ceiling height to approximately 2.4 metres or greater. Buyers should conduct their own investigations.**

Sale: Offers over $1,350,000

Land size: 726m2* - 36 metre frontage*
House Size: Internal approx. 198m2 * External approx. 22m2 - Total approx. 220m2 *

Year Built: 1980*

Aspect: North

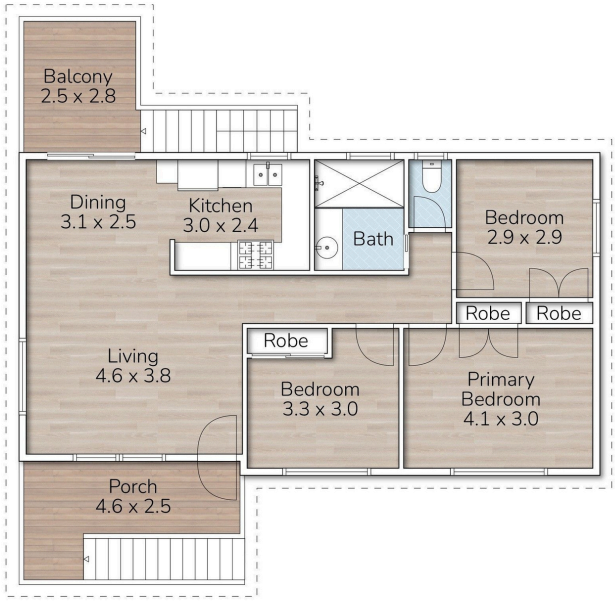
Rates: Approx $1,223.42 per 6 months*
Water: Approx $520 per 3 months*

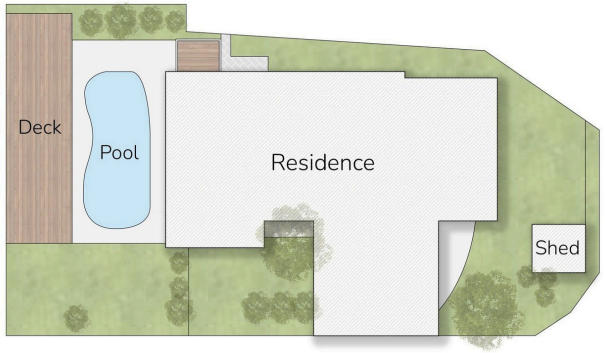
Rental Appraisal: $1,100+ per week*
(please note the downstairs height is not 2.4m)

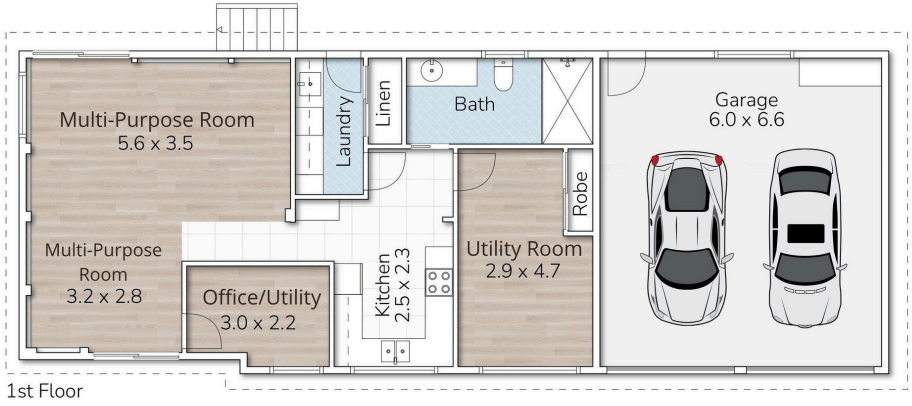
Scan QR Code for further information on the property.

*All information contained is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy & interested parties should rely on their own enquiries.

Shop 17, 15 Victoria Avenue, Broadbeach Qld 4218 | PH: (07) 5629 7735







34 MACQUARIE AVENUE, MOLEINDINAR

5 Bed | 2 Bath | 5 Car

Internal 198m² | External 22m² | Total 220m²

This floor plan is for marketing purposes only. Dimensions and layout are approximate. Mountfort Media gives no guarantee or warranty over the accuracy of this plan.

RE/MAX PROPERTY CENTRE