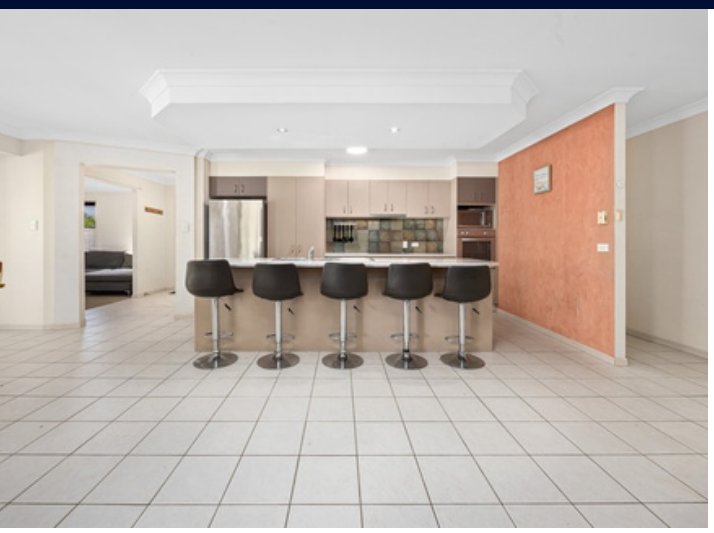
RE/MAX PROPERTY CENTRE

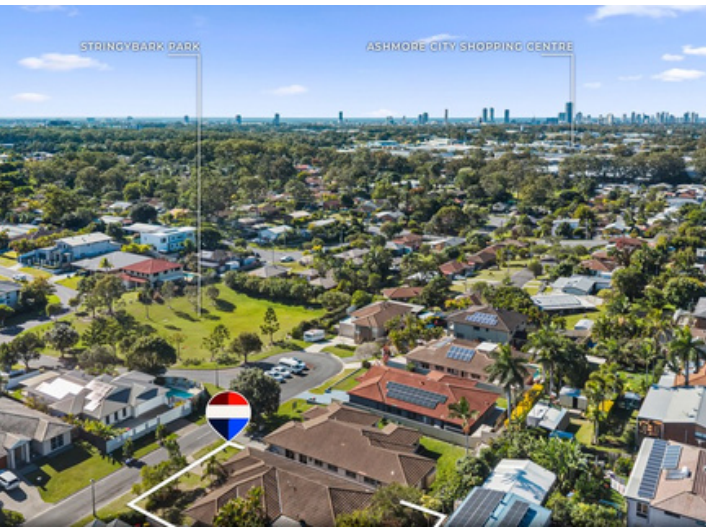
SALE



12 Stringybark Drive, Molendinar QLD 4214













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12 Stringybark Drive, Molendinar

Convenience is at your doorstep, with Crestwood Plaza Shopping Village's cafés, restaurants and supermarket just moments away, along with Griffith University, Gold Coast University Hospital, G-Link light rail, quality private and public schools, major shopping centres, and easy access to the M1 for effortless commuting.

Property Features:
- Separate formal living/media room provides the perfect retreat for movie nights, entertaining or quiet relaxation.
- Expansive fully tiled open-plan family room flows effortlessly to the covered outdoor entertaining area.
- The dining area enjoys peaceful garden views with direct outdoor access.
- Spacious central kitchen features a breakfast bar, new dishwasher and Westinghouse stainless steel appliances, creating the ideal hub for family living.
- Air-conditioned family room + brand-new air conditioning to the master suite
- Covered outdoor entertaining area overlooks the spacious backyard, perfect for family gatherings and weekend BBQs.
- Separate internal laundry with direct access to clothesline
- Double lock-up garage with internal access, plus additional off-street parking.
- Excellent side access potential with the simple addition of a gate, providing convenient rear yard access for a boat, trailer or additional vehicles.
- Outstanding opportunity for families, downsizers and investors, with strong rental appeal in a high-demand location.
- 5kW solar electricity and solar hot water for outstanding energy efficiency.

4 Bed | 2 Bath | 2 Car

SALE: Offers over $1,275,000

House Size: Approx. 220m2*
Land Size: 692m2*
Year Built: 2006*

Aspect: North

Rates: Approx $1,937.39 per 6 Months* This is based on investment rate; Live-in rate is approx. $1,400 per 6 Months*

Water: $253.82 per 3 Months*

Rental Appraisal: Approx $1,000 to $1,050 per week*

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



12 STRINGYBARK DRIVE, MOLENDINAR

4 Bed 2 Bath 2 Car

Internal 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.

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