RE/MAX PROPERTY CENTRE

SALE



42 Forrest Avenue Molendinar QLD 4214

RE/MAX PROPERTY CENTRE













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42 Forrest Avenue, Molendinar QLD 4214

3 Bed | 2 Bath | 4 - 6 Car

Perfectly located just minutes from Trinity Lutheran College, Griffith University, Gold Coast University Hospital, the G light rail, major shopping centres and easy M1 access, everything you need is within convenient reach.

Immaculately maintained and ready to move straight in and enjoy, this impressive home combines spacious indoor and outdoor living, an oversized swimming pool, excellent parking options and the ultimate man cave.

Property Features:
- Beautiful timber-look flooring throughout the living areas
- Light-filled, air-conditioned living area with garden outlook and direct access to the tiled outdoor entertaining area
- Separate dining area
- Well-appointed kitchen.
- Multiple outdoor entertaining areas, ideal for family gatherings and weekend entertaining
- Oversized in-ground swimming pool with outdoor shower
- 3 bedrooms, all with built-in robes and ceiling fans
- Master bedroom complete with private ensuite
- Two stylishly renovated bathrooms - The main bathroom featuring a relaxing bathtub, plus separate toilet
- Air conditioning and ceiling fans for year-round comfort
- Expansive 696m2 * fully fenced allotment with low-maintenance gardens and lush green lawn
- The ultimate man cave with insulation, epoxy flooring and convenient side access to enter.
- Double lock-up garage incorporating the laundry area
- Secure electric gate entry with additional off-street parking
- Potential dedicated space for a boat, caravan or trailer

Sale: Offers over $1,285,000

Year Built: 1985

Aspect: North East facing backyard

House Size:
Internal 124m^2*
Man Cave/Shed 54m^2*
Total 178m^2*

Land: 696m^2*

Rental Appraisal: Approx $1100 to $1150 per week *

Rates: Approx. $1,223.42 per 6 months*
Water: Approx. $430 per 3 months*

Scan the QR Code for additional 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



42 FORREST AVENUE, MOLENDINER

3 Bed | 2 Bath | 4-6 Car

Internal 124m² | Man cave / Shed 54m² | Total 178m²

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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