







23 Mollys Place, Currumbin Waters

Freestanding, Renovated & Ready to Enjoy!

A fantastic opportunity has presented itself to secure this freestanding family home on its own block of land in Currumbin Waters. Whether you are a first-home buyer looking to enter the market, a growing family searching for more space, an investor wanting to build your portfolio for the future, or a downsizer seeking convenient low-maintenance living, 1/23 Mollys Place is a property that will be sure to impress!

Offering flat, level entry and the added benefit of no body corporate fees, this three-bedroom, two-bathroom home combines practicality, privacy and lifestyle in one highly appealing package.

Inside, the home has been designed with family living in mind, offering two separate living areas that create excellent separation and flexibility for everyday life. At the heart of the home is a generous open-plan kitchen, dining and living zone, with the oversized lounge providing an impressive sense of space for the whole family to come together.

The kitchen and dining area overlook the outdoor entertaining patio, creating a seamless connection between indoors and out and making

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FOR SALE
Freestanding Home, Offers Over $1.05m

VIEW
Sat 21st Nov @ 1:45PM - 2:15PM

AGENTS

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AGENCY

LJ Hooker Southern Gold Coast
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Interested parties must rely solely on their own enquiries.

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this an ideal home for hosting family and friends. Whether it is weekend barbecues, summer afternoons outside or simply watching the kids play while preparing dinner, the layout has been designed around easy, connected living.

All three bedrooms are fantastic in size, while the master suite is a standout feature of the home, complete with a beautifully renovated ensuite that delivers a stylish and contemporary finish. The main bathroom has also been tastefully renovated, adding further appeal for buyers wanting a home that can be enjoyed immediately.

Outside, the property continues to deliver. Two outdoor patios provide multiple spaces to entertain, relax or unwind, while the grassed backyard offers plenty of room for children and pets to enjoy. Adding another unique element, a pedestrian gate at the rear fence provides direct access to additional greenspace beyond the property, creating what feels like an extension of the backyard and even more room for the family to enjoy.

A single lock-up garage completes the home, while the low-maintenance nature of the property makes it equally appealing for busy families, downsizers and investors alike.
The location only adds to the appeal. Positioned within approximately five minutes of local schools, shopping and sporting fields, with public transport just a short walk away, everyday convenience is at your fingertips. Some of the Gold Coast's world-renowned beaches are approximately eight minutes away, while Gold Coast Airport can be reached in around ten minutes.

Combining the independence of a freestanding home, no body corporate fees, multiple living areas, beautifully renovated bathrooms and outstanding outdoor space, 1/23 Mollys Place represents an exciting opportunity to secure a versatile property in highly sought-after Currumbin Waters.

Weekly Rental Appraisal: Approx. $950 p/w - $1,000 p/w

- Freestanding three-bedroom home
- No body corporate fees
- Perfect for growing families, first-home buyers, investors or downsizers
- Three generously sized bedrooms
- Stunning master suite with beautifully renovated ensuite
- Stylishly renovated main bathroom
- Two separate living areas offering excellent family separation
- Expansive open-plan kitchen, dining and living zone
- Oversized lounge room with plenty of space for the whole family
- Kitchen and dining overlooking the outdoor entertaining area
- Two separate outdoor patios for year-round entertaining
- Grassed backyard ideal for children and pets
- Rear pedestrian gate providing direct access to additional greenspace
- Extra greenspace creating an extension of the backyard
- Single lock-up garage
- Flat, level entry for easy everyday living
- Low-maintenance layout with excellent indoor-outdoor flow
- Fantastic opportunity to secure a home with strong investment appeal
- Approximately five minutes to local schools, shops and sporting fields
- Short walk to public transport
- Approximately 8 minutes to world-class Gold Coast beaches
- Approximately 10 minutes to Gold Coast International Airport
- A rare combination of space, privacy, convenience and lifestyle in Currumbin Waters

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MORE DETAILS

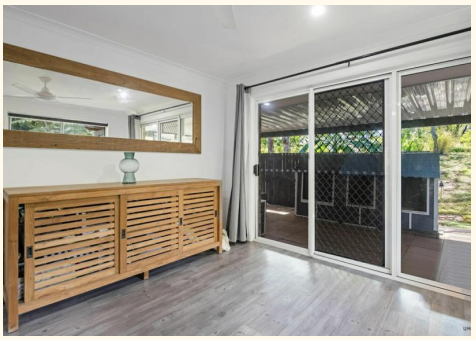
Property ID	1X8SF47
Property Type	House

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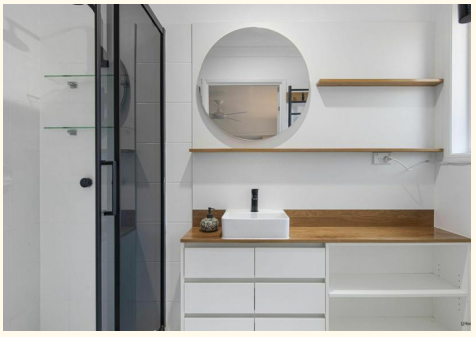
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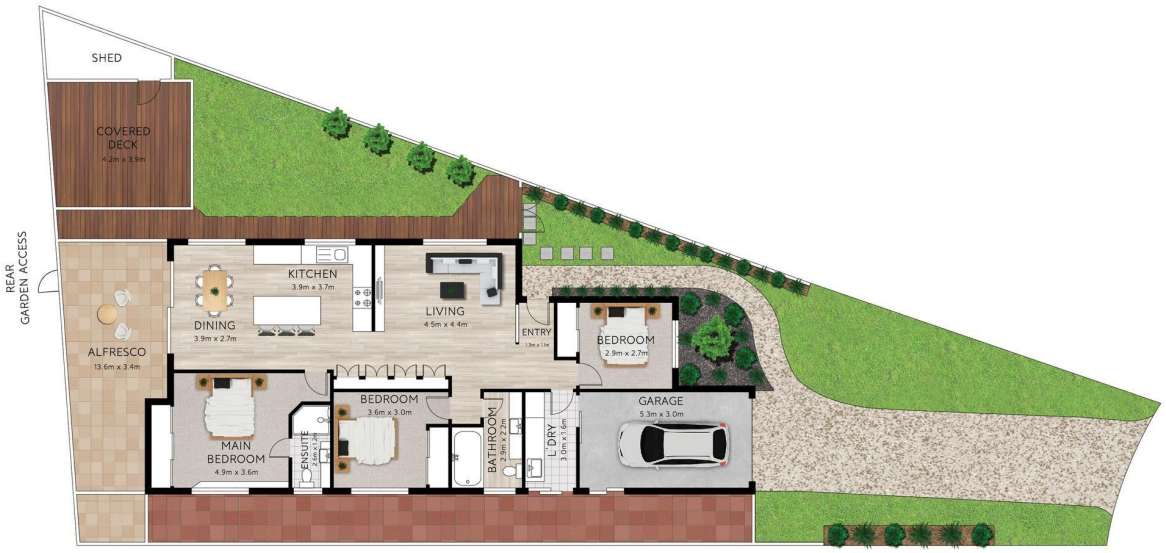








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1/23 Mollys Pl
Currumbin Waters

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Internal: 125m²
Covered External: 39m²
Total Floor Area: 164m²
Total Land Area: 362m²

felt IMAGERY

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www.feltimagery.com.au

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