






1/19 Hellman Street, Molendinar

3  2  2 

## Spacious Duplex Living —No Body Corporate Fees!

Looking for the perfect blend of comfort, convenience, and lifestyle?

- 3 light-filled bedrooms with built-ins & ceiling fans
- The master bedroom with ensuite & walk-in robe
- Stylish main bathroom with bathtub, shower + separate toilet
- Well-appointed kitchen with loads of storage, bench space & dishwasher
- Year-round comfort with air-conditioning in living & master bedroom
- " Charming courtyard with lush established gardens
- " Generous outdoor entertaining area —perfect for gatherings
- " Private, fully fenced yard —secure & low maintenance
- Double lock-up garage + extra off-street parking
- " No body corporate fees
- Flexible front yard layout —ideal for boat, trailer or extra car parking

Property Expenses:

- Council Rates Approx. \$1,272 bi-annually
- Water Rates Approx. \$ 461.00 per-quarter

**FOR SALE**

Offers Over \$769,000

**AGENTS**

Debbie Taylor  
0400 086 228  
dtaylor@ljhg.com.au

**AGENCY**

LJ Hooker Nerang  
(07) 5581 4422

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- New Rental Appraisal Approx. \$770 - \$800pw (Currently tenanted until March 2026)

Nestled in a quiet family-friendly cul-de-sac with a central park, this home offers unbeatable convenience.

Just minutes to the M1 motorway, Griffith University, Gold Coast University Hospital, Trinity Lutheran College, plus a range of shopping, dining & lifestyle hubs.

Whether you're upsizing, downsizing, or investing —this is an opportunity you won't want to miss.

The possibilities are endless —inspect soon and secure your slice of Gold Coast living!

## MORE DETAILS

Property ID	5H7HF41
Property Type	DuplexSemi-detached
Including	Air Conditioning

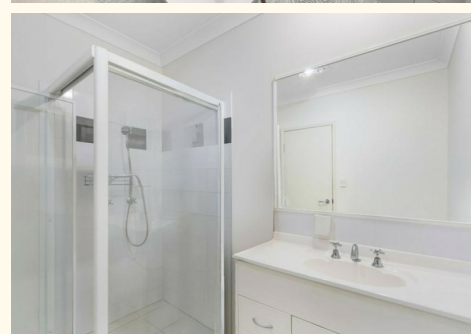
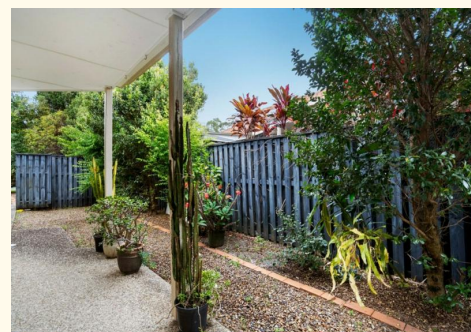
**Debbie Taylor 0400 086 228**

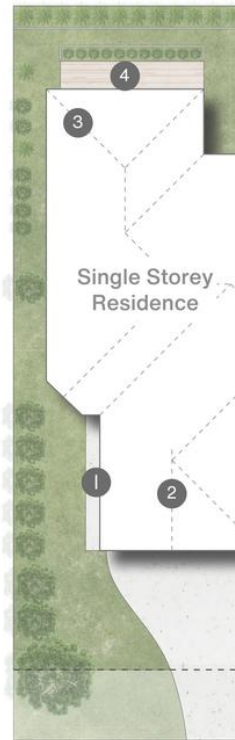
Sales Specialist | [dtaylor@ljhgc.com.au](mailto:dtaylor@ljhgc.com.au)

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211

[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhgc.com.au](mailto:nerang@ljhgc.com.au)





- 1 Porch
- 2 Garage
- 3 Patio
- 4 Deck

Unit 1/19 Hellman Street **MOLENDINAR**

3 | 2 | 2 | 175m<sup>2</sup> | 139m<sup>2</sup>



**DISCLAIMER**  
 This is not a legal document; all measurements and dimensions are approximate and are subject to errors, omission or misstatement. No liability will be accepted. Plans are shown for marketing purposes only.