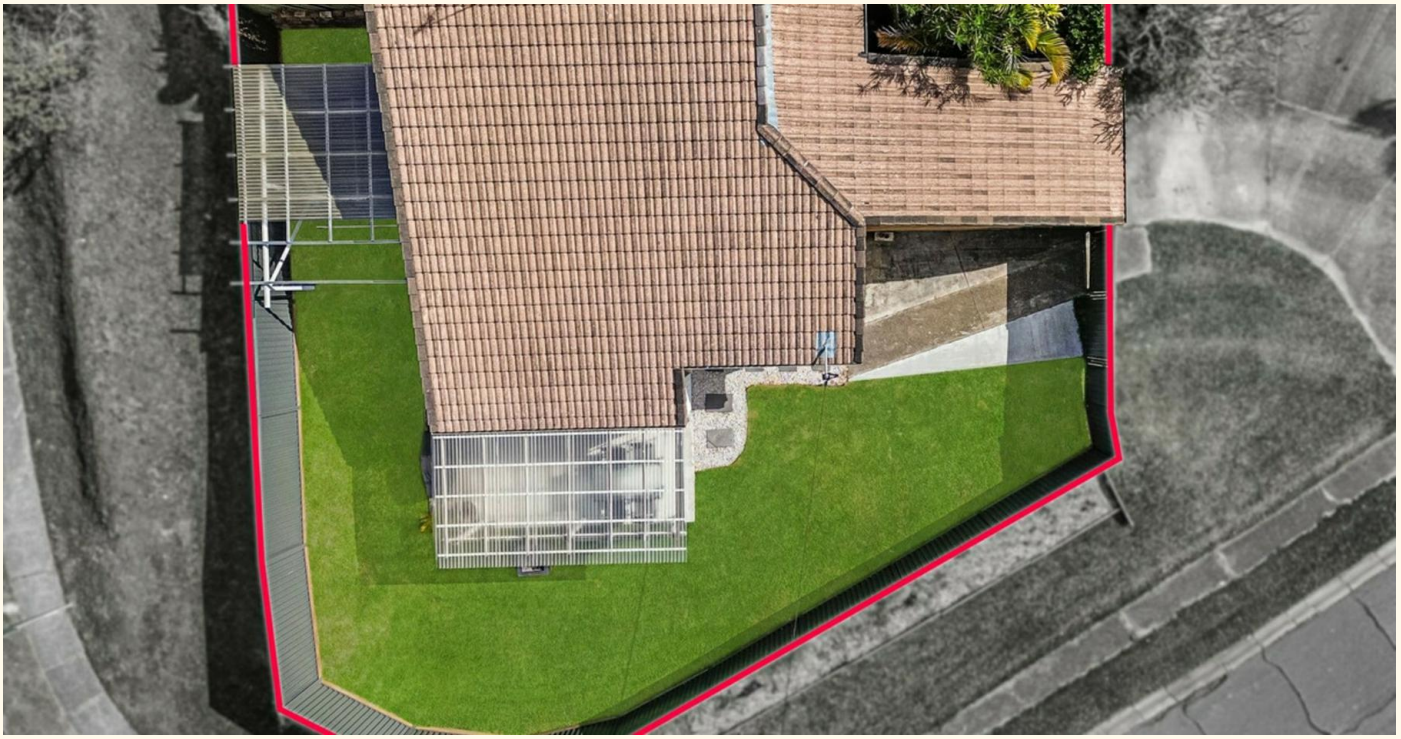








1/2 Parkridge Drive, Molendinar

BIG 300m² CORNER BLOCK + NO BODY CORP $ - Space, Privacy & Possibility!

A rare find with the freedom of a house and the simplicity of a duplex-style property.
If you're looking for space, a great block and minimal ongoing fees, this corner tri-plex is one to put on your inspection list.
Positioned on an unusually generous 300m² (approx.) fully fenced corner block, this two-bedroom home offers something increasingly difficult to find - a large private yard, secure parking and NO body corporate fees.
Instead, owners simply share building insurance with the other 2 properties.
INSIDE THE HOME

- 2 generously sized bedrooms
- Master bedroom with built-in robe
- Open-plan living and dining
- Air-conditioned living area
- Functional kitchen with good bench and cupboard space
- Dishwasher
- Tiled throughout
- Bathroom with shower and vanity

2 1 2

FOR SALE
Best Offers Between
$699,000-$749,000 by 19th Nov

VIEW
Sun 22nd Nov @ 10:00AM - 10:30AM

AGENTS
Debbie Taylor
0400 086 228
dtaylor@ljhgc.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

- Combined bathroom/laundry
- Separate powder room

WHY THIS ONE STANDS OUT
" Rare 300m² (approx.) corner block
- NO body corporate fees
- Only shared building insurance with the other 2 properties
- Fully fenced for privacy and security
- Brand-new Colourbond fencing and gate with ability to open wider for another car/boat.
- Huge garden with room for kids, pets and entertaining
- Multiple covered outdoor areas with fire-pit.
- Secure parking with additional vehicle/storage space

Excellent option for first home buyers, investors or downsizers

OUTDOORS - WHERE THIS PROPERTY REALLY SHINES
" Large, fully fenced 300m² corner block
- Covered pergola entertaining area
- Additional covered deck
- Expansive lawn and garden
- Plenty of room for children and pets
- Secure enclosed single carport with tilt door
- Additional off-street parking
- Double-gated secure area for a boat, trailer, caravan, additional vehicle or extra storage

THE BOTTOM LINE

This is not your typical low-maintenance duplex with a postage-stamp yard.
The large corner block gives you considerably more outdoor space, while the absence of body corporate fees helps keep ownership costs down.
Whether you're entering the market, looking for an investment with broad rental appeal, downsizing without wanting to sacrifice your yard, or simply want more land than a townhouse can offer - this property deserves your attention.
300m² approx. + corner position + huge yard + secure parking + NO ruling body corporate = a combination that's becoming increasingly hard to find.

PROPERTY DETAILS
2 bedrooms
1 bathroom
Separate powder room
Secure single carport
Multiple outdoor entertaining areas
Approx. 300m² fully fenced corner block
New Colourbond fence and gate
NO body corporate fees
Shared insurance policy only
Council rates: approx. $ 1,146 per 6 months
Water rates: approx. $ 345 per quarter
Rental Appraisal: approx. $ per week

LOCATION - MOLENDINAR

Conveniently positioned in Molendinar, with easy access to the Gold Coast's major road network, shopping, schools, employment hubs and everything the central Gold Coast has to offer.

Properties offering this much land, privacy and ownership simplicity are rarely available.

Inspect and see why this one is different.

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Disclaimer:
Some images in this listing may have been virtually staged, or been enhanced with the use of Artificial Intelligence to showcase the property's potential. If there are images that have been virtually staged or been enhanced with the use of Artificial Intelligence, the furniture and decor displayed are not physically included in the sale.

MORE DETAILS

Property ID	5JAUF41
Property Type	DuplexSemi-detached
House Size	92 m2
Land Area	300 m2
Including	Air Conditioning
	Deck
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced

Debbie Taylor 0400 086 228
Sales Specialist | dtaylor@ljhgc.com.au

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2-4 New Street, NERANG QLD 4211
nerang.ljhooker.com.au | nerang@ljhgc.com.au





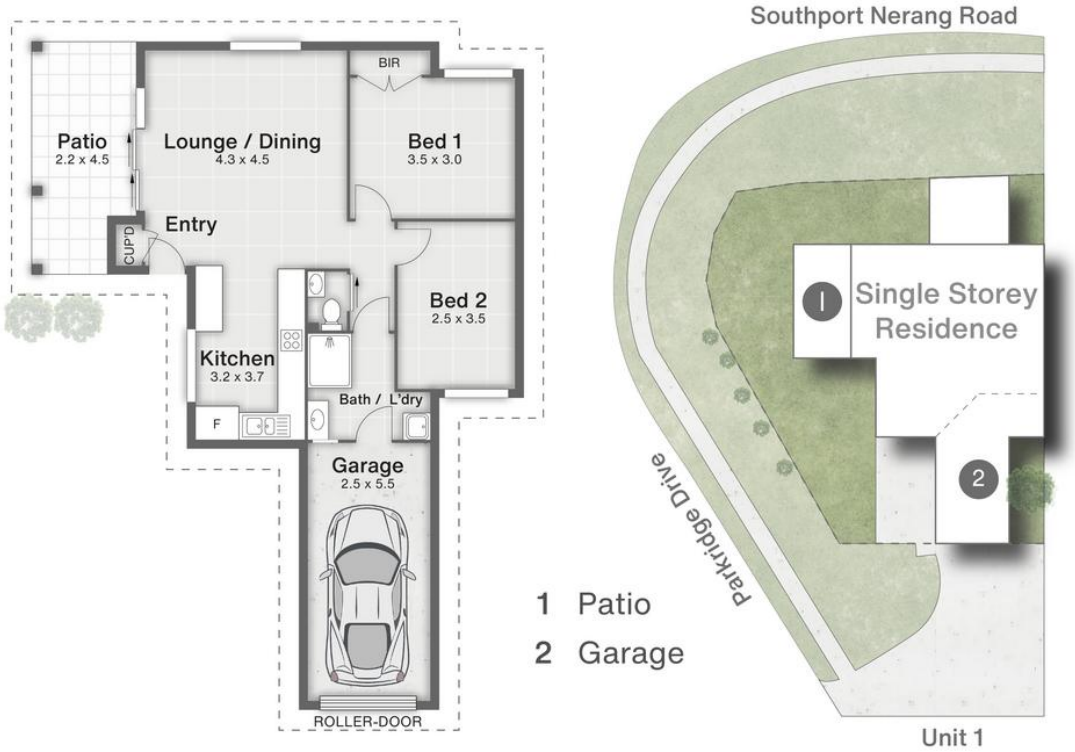






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1/2 Parkridge Drive **MOLENDINAR**

2 | 1 | 1 | 92m² | 300m²

NORTH

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.

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