

## Molendinar, 10 Lillywood Circuit

SOLD by Darrell Johnson 0403 803704 - LJ Hooker Ashmore

IMMACULATE, 'MOVE-IN READY' LARGE MODERN FAMILY HOME ... PRIME, QUIET CENTRAL & CONVENIENT CRESTWOOD HEIGHTS LOCATION !!!

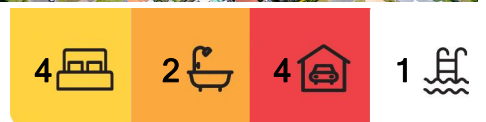
This beautifully presented, modern, easy-living, one-level BIG family home is a true entertainers delight with internal living flowing easily to large covered outdoor entertaining & inviting pool area ... not a cent needing to be spent, move straight in with all the family and enjoy for Christmas & the summer holidays!

Nestled on a large 660m2 block all within a quiet, central & convenient location that is only a stone's throw to Griffith University and Gold Coast hospital, plus so close to everything else that you could possibly want or need, this home was built with space & privacy in the forefront and most certainly ticks all the boxes!

Key features of this absolutely stunning home include ...



**Disclaimer:** 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.



**For Sale**  
UNDER CONTRACT in ONE week! \$1.4M+

**View**  
[ljhooker.com.au/DBJ0F](http://ljhooker.com.au/DBJ0F)

**Contact**  
**Darrell Johnson**  
0403 803 704  
[djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)  
**Julian Kannis**  
041 363 5551  
[julian.kannis@ljhooker.com.au](mailto:julian.kannis@ljhooker.com.au)

**LJ Hooker Ashmore**  
**(07) 5526 9722**

- \* Quiet street in an elevated position to capture the breezes, with easy access to numerous schools, shops, parks, public transport & the M1
- \* Very large home with three separate living areas ... room for all the family & a real surprise upon inspecting!
- \* Spacious open-plan internal living & dining plus meals area flows effortlessly to private outdoor areas
- \* Big separate formal lounge/rumpus ... the perfect play or media room
- \* Covered large wrap-around outdoor entertaining area overlooking the sparkling pool
- \* The modern designer kitchen features a large ceasar-stone island bench, top of the line range-hood exhaust, an abundance of storage & bench space plus great visibility of the pool & outdoor area
- \* Heated private in-ground pool with lush surrounds
- \* Four generous bedrooms, all with built-in robes ... the Master retreat offers Hinterland outlook, generous walk-in robe & spacious modern ensuite with feature stand-alone bathtub
- \* Separate living area adjacent to bedroom 2 & 3 that is the perfect teenage/kids retreat that can be closed off from the rest of the home
- \* Ultra-modern family/2nd bathroom with double sinks & separate toilet
- \* Additional office/study room that could easily be converted to a 5th bedroom if required
- \* Large laundry opens to outdoor drying area
- \* Generous front yard with easy-care high-quality artificial turf ... perfect space for the kids & pets to play safely
- \* Air-conditioning & ceiling fans throughout
- \* Money saving 6.5kW solar power system
- \* Security screen doors & windows plus LED lighting throughout
- \* Double garage offers internal access to the home, plenty of storage, plus additional off-street parking for extra vehicles under shade sails
- \* Gorgeous easy-care, low maintenance yard & gardens with fruit trees (Mango, Passionfruit, Lemon & Peach) plus beautiful rose garden, all planted with purpose & love by the current owners

Meticulously built and maintained, and perfectly presented, this property will both impress & surprise upon inspection ... contact your local Crestwood Heights/Molendinar area specialists Darrell Johnson on 0403 803 704 or Julian Kannis on 0413 635 551 for further information, otherwise we look forward to seeing you at one of our scheduled open homes.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## More About this Property

Property ID	DBJ0F
Property Type	House
Land Area	660 m <sup>2</sup>
Including	Ensuite Study Air Conditioning Pool Courtyard Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Close to Schools Close to Shops Close to Transport Exhaust Pay TV Access Pool

**Darrell Johnson 0403 803 704**

Sales Professional | [djohnson@ljhooker.com.au](mailto:djohnson@ljhooker.com.au)

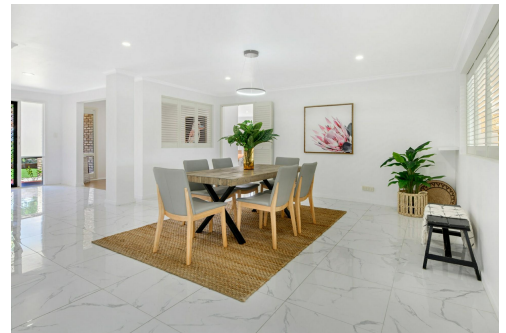
**Julian Kannis 041 363 5551**

Sales Professional | [julian.kannis@ljhooker.com.au](mailto:julian.kannis@ljhooker.com.au)

**LJ Hooker Ashmore (07) 5526 9722**

167 Cotlew Street, ASHMORE QLD 4214

[ashmore.ljhooker.com.au](mailto:ashmore.ljhooker.com.au) | [admin.ashmore@ljhooker.com.au](mailto:admin.ashmore@ljhooker.com.au)

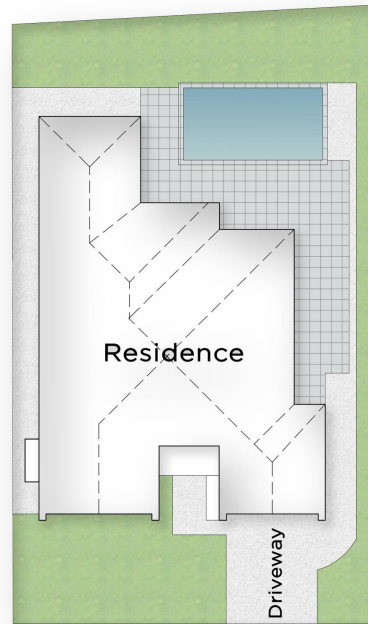
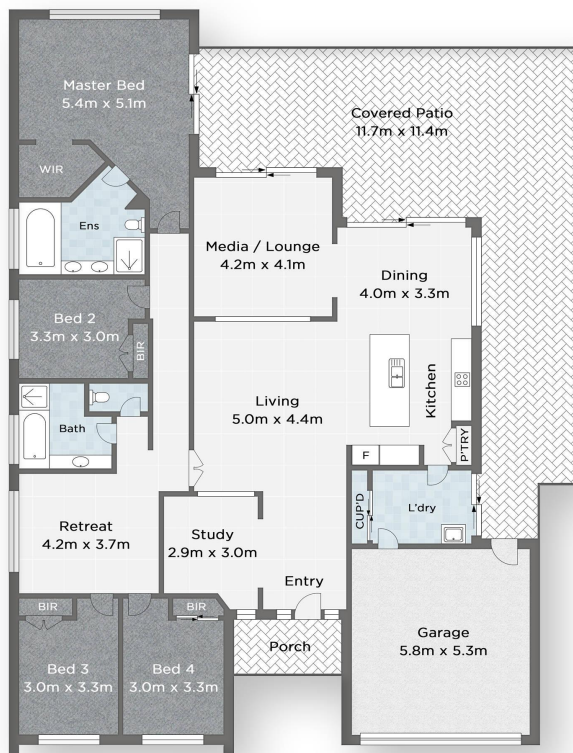


**Disclaimer:** All information contained therein is gathered from relevant third parties sources.

We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**LJ Hooker Ashmore**  
**(07) 5526 9722**





10 LILLYWOOD CIRCUIT, MOLENDINAR

Bed 4 Bath 2 Car 2

Darrell Johnson 0403 803 704 **LJ Hooker**

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser. [www.visualmotion.com.au](http://www.visualmotion.com.au)



**LJ Hooker Ashmore**  
(07) 5526 9722

**Disclaimer:** 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.