



## Molendinar, 12 Ironwood Court

SOLD BY LUKE PETERS



Nestled in the heart of Molendinar, this property offers first home buyers the ideal opportunity to step into the property market, encouraging those seeking to renovate with the potential to turn this house into their dream home!

This 3 bedroom, single storey home sits on an expansive 851 square metre block, the largest available in this tightly held area. Its size, position, and enormous potential make it a rare find, and is the perfect blank canvas for those who envision personalisation, renovation, or even redevelopment providing long term value!

What makes this home particularly appealing for first home buyers is the combination of affordability and potential. This spacious block provides room to grow, both for your family and for the property itself. The size of the land allows for a future extension or even the addition of a swimming pool or extended outdoor entertainment area, should you wish to invest in the future. The large, open backyard offers a blank canvas for your creativity,

# LJ Hooker

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**For Sale**  
Expressions of Interest

**View**  
[ljhooker.com.au/1UC0F47](http://ljhooker.com.au/1UC0F47)

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**LJ Hooker Southern Gold Coast**  
**(07) 5534 4033**

perfect for those looking to enhance their outdoor living space without sacrificing the home's functionality or charm!

Designed with practicality in mind, the home features a generous front porch that captures a calming breeze, while the expansive back patio spans the width of the home, offering a seamless connection to the double carport. This outdoor space makes it easy to enjoy the beautiful Queensland weather and entertain guests in style with no sacrifice on space!

Inside, features a practical and easy to live in layout, including an open plan living space that brings together the kitchen, dining, and lounge areas. This allows first time buyers to enjoy a comfortable and functional space from day one while still leaving plenty of room for renovation or improvements down the track. The kitchen is spacious and centrally located, making it perfect for entertaining family and friends, while the three bedrooms offer plenty of space for a growing family or guests!

Additionally, the separate toilet and bathroom ensure that the home can be used efficiently by multiple people at once, ideal for buyers with young children or those who want to live in a home that accommodates everyday family life. The master bedroom offers a large walk-in wardrobe, providing ample storage for your belongings and a sense of space that adds to the home's overall appeal.

The property's location is second to none, offering immediate access to retail shops, schools, and all the conveniences of central Molendinar, while still providing ample space and privacy. Whether you're considering a cosmetic makeover, a full-scale renovation, or even subdividing the land for future development, the possibilities are endless. With demand for rental properties at an all-time high, this is also an attractive prospect for investors looking to capitalise on the strong rental market!

For first home buyers, 12 Ironwood Court is more than just a home, it's an opportunity to enter the market with a property that offers both immediate liveability and long-term potential. Should you have any questions or wish for a private viewing, please do not hesitate to contact the agent to register your interest today!

Weekly Rental Appraisal: \$800 p/w - \$850 p/w

- 3 bedrooms
- 1 bathroom, separate toilet
- 2 car carport
- 851 square metre block
- Functional, move in ready home
- Open plan living
- Cathedral ceilings in living spaces
- Large garden shed
- Secure boundary fencing
- Sliding front gate
- Split system air conditioning
- Built-in robes & ceiling fans in each bedroom
- Vinyl & carpeted flooring
- Front porch & rear patio, idea for entertaining
- Electric oven & cooktop

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- Double bowl kitchen sink
- Low maintenance living
- Located at end of quiet cul-de-sac

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## More About this Property




<b>Property ID</b>	1UC0F47
<b>Property Type</b>	House
<b>Land Area</b>	851 m2
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Liveability

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12 Ironwood Court  
**Molendinar**

-  3
-  1
-  2

Internal: 87m<sup>2</sup>  
Covered External: 94m<sup>2</sup>  
**Total Floor Area: 181m<sup>2</sup>**  
**Total Land Area: 851m<sup>2</sup>**

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