



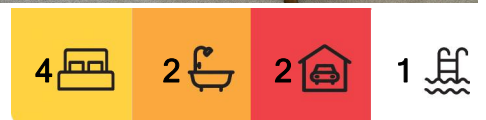
Molendinar, 12 Sugargum Court

ðŸ‡ªðŸ‡³; Luxurious One-Level 4 Bedroom Home in Crestwood Estate, Molendinar

Welcome to your dream home in the highly coveted Crestwood Estate, Molendinar. This stunning property offers an array of features perfect for modern living:

Key Features:

- * 4 Bedrooms: Spacious and bright bedrooms designed for comfort and relaxation.
- * 2 Bathrooms: Stylish and well-appointed for convenience.
- * Double Garage: Secure parking for two vehicles with ample storage space.
- * Inviting Pool: A refreshing oasis to unwind and entertain in the privacy of your



For Sale

Offers over \$1,075,000

View

ljhooker.com.au/5FCRF41

Contact

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LJ Hooker Nerang
(07) 5581 4422

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.

own backyard.

* Outdoor Entertaining Area & Garden: Perfect for hosting gatherings or enjoying peaceful moments amidst nature.

* Modern Kitchen with Bosch Appliances: Also, Self Clean Pyrotec Oven Rangehood – Sleek design meets functionality for culinary enthusiasts.

* Open Living/Dining Area: Ideal for family time and social gatherings.

* Separate Lounge: Additional space for relaxation or entertainment purposes.

* Laundry Facility: Conveniently located for ease of use.

* Secureview Security Screens: Enhanced security for peace of mind.

* Air-Conditioning: Comfort is paramount, with cooling in both living spaces and the master bedroom.

* Quiet Cul-de-Sac Location: Serenity and privacy in a sought-after neighborhood.

* Water tank

Location:

Molendinar is one of the Gold Coasts quietest suburbs, tucked away between Ashmore & Parkwood & a great favourite for those working or studying at Griffith University or the Gold Coast University Hospital.

With a handful of local schools and Kindys to choose from & being close to amenities & shopping centres makes this the ideal location for both young families and retirees looking for luxurious but low maintenance living & close to everything!

Distance:

Crestwood Shopping Centre:

Gold Coast University Hospital:

Griffith University:

Expenses:

Council Rates: Approx. \$1,000 Bi-Annually

Water Rates: Approx. \$ 291 pq

This home embodies comfort, style, and convenience in every aspect. Experience the epitome of modern living in a tranquil setting. Don't miss the opportunity to make this your forever home.

Arrange a viewing today and step into the lifestyle you've been longing for!



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More About this Property

| | |
|---------------|--|
| Property ID | 5FCRF41 |
| Property Type | House |
| Land Area | 450 m ² |
| Including | Pool Outdoor Entertaining Built-in-Robes |

Debbie Taylor 0400 086 228

Sales Specialist | dtaylor@ljhgc.com.au

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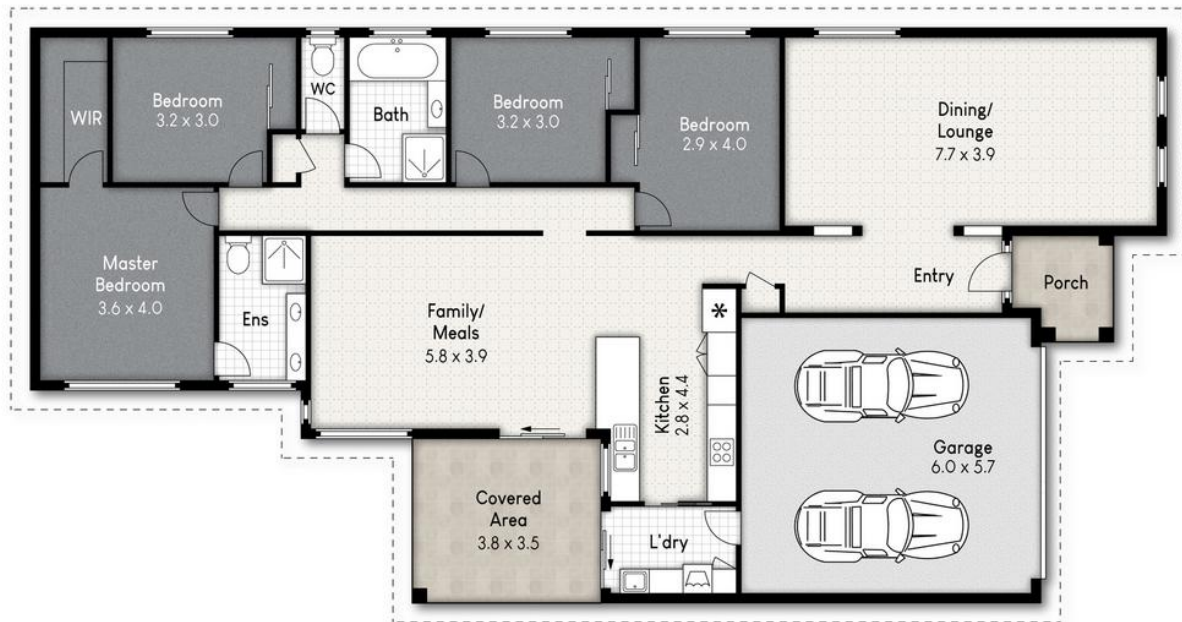
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12 SUGARGUM COURT, MOLENDINAR

 4  2  2

Internal: 210m² | External: 17m² | Total: 227m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

