

Molendinar, 13B Keen Road

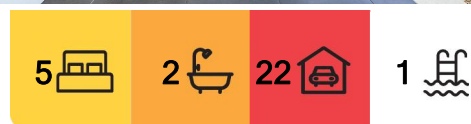
MOTIVATED VENDORS ARE KEEN TO SELL !!!SAFE, FLOOD-FREE HIGH-GROUND ... FANTASTIC VALUE ACREAGE LIVING ... MODERN FAMILY HOME ON HUGE 5,076m2 LAND

AFFORDABLE ACREAGE PROPERTY ONLY 10 km FROM THE BEACH WITH PLENTY OF ROOM FOR ALL THE TOYS, GIANT SHED, HORSES, BOATS, CARS, CARAVANS, TRAILERS etc etc ... Set on a huge 5,076m2 block of land, and only minutes to everything & easy access to the M1 direct to Brisbane or Coolangatta, this tastefully renovated, large family home ticks all the boxes for the perfect inner-city acreage retreat to escape from it all ... with a large dam at the rear of the property it is ideal for a hobby farm, horse stables, large shed etc etc ... the choice is yours.

THE PERFECT SEMI-RURAL RETREAT ... Where else can you find this HUGE sized land on the Eastern side of the M1, at an affordable price, and all only 15 minutes drive to Surfers Paradise, the world's best beaches, and all the major CBD's and shopping centres



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
\$1,450,000

View
ljhooker.com.au/G4J0F

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that the Gold Coast is world famous for? You can't ... it is quite rare, and this is the best value acreage property you will find !!!

Key features of this value-packed property include:

- * Large, tastefully renovated, easy living, one-level family home with high feature ceilings
- * Separate living areas for all the family to enjoy
- * Spacious, quality designer kitchen with an abundance of storage & bench-space
- * 5/6 bedroom options with a Master Retreat, 4 double bedrooms, and a single bedroom/study, plus an external office
- * 2nd/family bathroom with separate toilet
- * Additional large separate office ... suitable for a business or home/office scenario with 4 workstations
- * Over-sized garage with electrical, plumbing, and sewage systems already in place, making it easily convertible into a second dwelling or granny flat (STCA)
- * Large covered North-East aspect entertaining area with stunning views to your pool, yard and tranquil dam, adding a serene touch to this already picturesque landscape

This family-friendly home features a very functional layout, promoting seamless indoor/outdoor living, whilst the large, easy-care grounds offer plenty of space for recreation, relaxation, and further potential development as/if required.

Additional highlights include:

- * Large 2-metre deep pool ... ideal for these hot summer days, and also a large 8-person heated spa for your ultimate relaxation
- * Significant 13.2kW solar power system offering energy efficiency as well as reducing your carbon footprint
- * Ducted & split system air conditioning throughout for you to enjoy year-round comfort
- * Private access with the property tucked away from the street, providing maximum privacy

Discover your dream home nestled on an easy-care, semi-rural acreage ... this hidden escape offers a peaceful, private lifestyle with the convenience of Gold Coast living and all that it offers just a short drive away ... ideal for families, professionals, or anyone seeking a unique combination of space, luxury, and privacy.

Don't miss this rare opportunity to own such a versatile & spacious property, all at a fantastic value-for-money price-tag ... call your local Molendinar/Ashmore area specialist Darrell Johnson on 0403 803704 to view this gorgeous, ready-to-move-into property anytime by appointment, otherwise we look forward to seeing you at one of our scheduled open homes.

MOLENDINAR/ASHMORE ... WHAT A GREAT PLACE TO LIVE !!!

The Molendinar/Ashmore area is one of the most practical & central locations that the Gold Coast has to offer, located close enough to all the action yet far enough away from it all ... they are frequently high-lighted on major property reports as recommended investment "Hot Spots" assured of ongoing demand and outstanding capital growth with real estate in the area very much in demand. With its elevated location, the vast majority of Molendinar/Ashmore is on safe, high, flood-free ground with numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater & parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane &



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Coolangatta airports. Southport CBD/China Town, the light rail system, Griffith University, Gold Coast Hospital, Pindara Private hospital and other medical precincts are all only minutes away, as are Pacific Fair, Robina Town Centre, Australia Fair and Runaway Bay shopping centres. The Molendinar/Ashmore area is a fantastic place to live and invest in for both solid capital returns and central & convenient living, and because of this the area is truly becoming even more of a highly-sought after location than its current residents (and investors) already know it to be !!!

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.

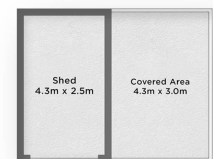
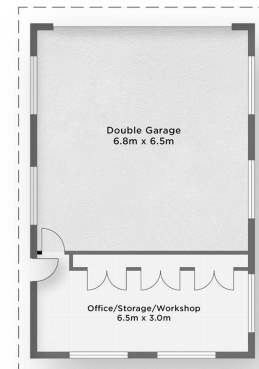
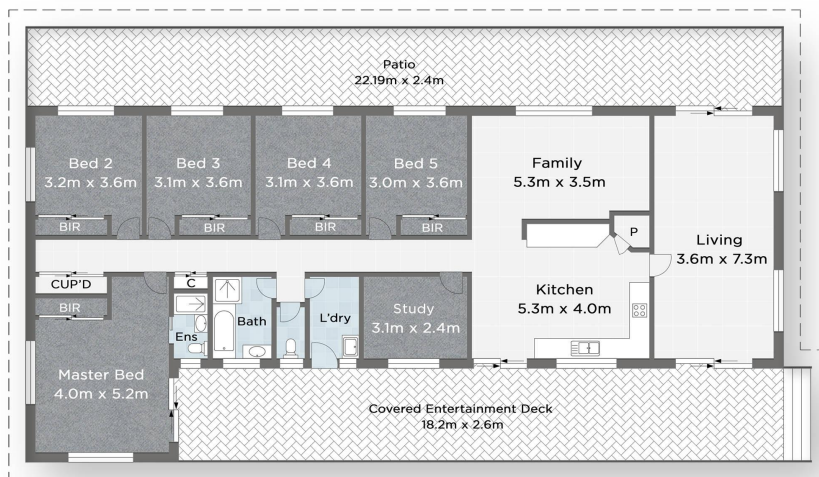
More About this Property

Property ID	G4J0F
Property Type	House
Land Area	5076 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Pool Spa Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Remote Garage Solar Panels Bush Retreat Close to Schools Close to Shops Close to Transport Pay TV Access Pool Spa

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13B KEEN ROAD, MOLENDINAR

Bed 5 Bath 2 Car 2

Darrell Johnson 0403 803 704



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



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