

18 Brookland Court, Molendinar




## Entertainer's Delight with Room for the Whole Crew

Nestled in a peaceful cul-de-sac across from parkland, this sprawling single-level home offers space, privacy, and a sensational setup for family living and entertaining. With six bedrooms, flexible living zones and a standout outdoor kitchen, it's the lifestyle upgrade you've been waiting for.

Top 5 Features at a Glance:

1. Six bedrooms with great separation and work-from-home flexibility.
2. Expansive indoor living plus dual covered outdoor entertaining zones.
3. Alfresco kitchen with rangehood, BBQ, fridge space & privacy screening.
4. 15.5kW solar system with 36 panels for serious energy savings.
5. Prime Gold Coast location close to GC Hospital, Uni, shops & M1 access.

This home delivers big flexibility, with a clever layout designed for modern family life. Step into an open-plan living and dining area that flows to two separate alfresco zones on either side of the home - perfect for hosting weekend barbecues, family lunches or opening up and letting those beautiful sea breezes through.

6  2  2 

**FOR SALE**  
Under Contract

### AGENTS

Alex Fan  
0451 106 888  
alexfan@ljhpp.com.au

Nikki Zhao  
0411 887 317  
nikkizhao@ljhpp.com.au

### AGENCY

LJ Hooker Property Partners  
07 3344 0288

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

At the heart of it all, a practical kitchen offers island seating, modern appliances, and great visibility across the main living zone. Step out the back and you'll find the showstopper: a full-length outdoor kitchen with tiled splashback, storage and sink, all under a large insulated roof. The surrounding garden beds are thoughtfully established with productive vegetables and fruit trees, offering a lifestyle that blends convenience with sustainability.

Six bedrooms ensure everyone has their own space, whether you're accommodating a large family, multigenerational living, or running a home business. The privately located master features an ensuite and walk-in robe, while the additional bedrooms are serviced by a main bathroom and separate powder room.

Extras include seven air conditioners, seven ceiling fans, a double garage with internal access, handy side gate access, newly installed side gate, a garden shed, and raised veggie beds for the green thumb. The 15.5kW solar system keeps running costs down, making this home as smart as it is spacious.

You'll love the location - opposite Gumleaf Reserve and just minutes from Griffith University, the Gold Coast University Hospital, Bunnings, shops and schools. Plus, it's a short drive to Broadwater Parklands and Surfers Paradise, with easy M1 access for commuters.

Auction opportunities of this size, flexibility and location are increasingly rare. Inspect, imagine the possibilities, and secure your place in one of Molendinar's most accessible residential pockets. Enquire today to arrange your inspection and register your interest ahead of auction.

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Fans Real Estate Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker  
Property Partners  
ABN 74 512 885 661 / 21 107 068 020

## MORE DETAILS

Property ID B3WKF4R  
Property Type House  
Land Area 525 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Courtyard  
Dishwasher  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Solar Panels

### Alex Fan 0451 106 888

Agent/Independent Contractor | alexfan@ljhpp.com.au

### Nikki Zhao 0411 887 317

Sales Associate to Alex Fan | nikkizhao@ljhpp.com.au

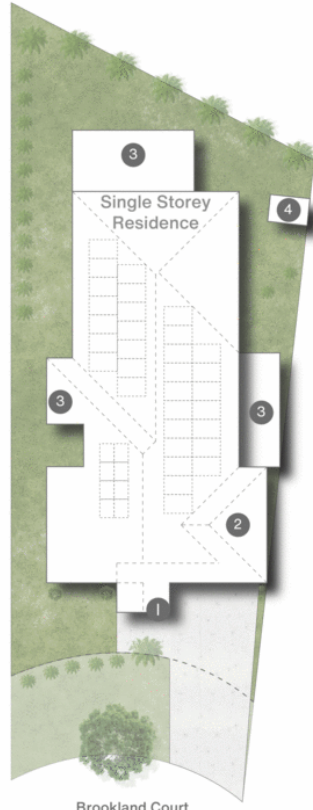
### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109  
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au





- 1 Porch
- 2 Garage
- 3 Patio
- 4 Shed



Brookland Court



18 Brookland Court MOLENDINAR

6 | 2.5 | 2 | 260m<sup>2</sup> | 525m<sup>2</sup>

**LJ Hooker** Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.