

26 Gemini Circuit, Molendinar

THE ULTIMATE FAMILY PACKAGE ... SPACE, PRIVACY & ENTERTAINING SET ON AN EXPANSIVE 826m2 LANDHOLDING!

Nestled in an exceptional elevated position within the highly sought-after Molendinar/Crestwood area, this spacious, solid brick and tile family home presents an opportunity you won't want to miss.

Offering the perfect blend of space, style and low-maintenance living, this beautifully presented single-level residence is ideal for growing families, professional couples, investors or retirees seeking comfort, privacy and long-term capital growth.

Designed for effortless living and entertaining, the home showcases a huge open-plan living and dining area that flows seamlessly to the outdoors, creating the perfect space for family life and hosting guests.

Adding even more appeal is the totally rare and unique oversized backyard, a standout feature for the area, offering endless space for

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FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS
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AGENCY
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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**

kids, pets, entertaining or future possibilities.

Property highlights include:

- Large family home with large open-plan living & dining areas that flow to outdoor entertaining space.
- Big oversized 826m² fully fenced block of land in an elevated position to capture the cool summer breezes.
- Step outside and enjoy private, low-maintenance living with big outdoor undercover entertaining area.
- Totally rare & unique fully fenced backyard offering extra space for kids and pets to play safely.
- Oversized light-filled kitchen featuring bar seating, double sink, and ample bench & storage space.
- Spacious master retreat complete with walk-in robe and private ensuite.
- Three additional generously sized bedrooms, all with built-in robes and ceiling fans ... 4th bedroom could double as kids playroom or perfect home office/media room.
- Well-appointed main bathroom with bathtub and separate toilet.
- Functional laundry with excellent storage and direct outdoor access to clothesline.
- Elevated circle cul-de-sac position with no through traffic, offering a peaceful, family-friendly environment.
- Updated LED lighting, ceiling fans throughout, and air-conditioning units for year-round comfort.
- Stunning modern tiling flowing throughout the home.
- Secure double lock-up garage with internal access plus additional driveway parking spaces.
- Solar system to help keep energy costs down.
- Within easy walking distance to public transport, schools, shops, and local parks
- Close to Gold Coast University Hospitals, Griffith University, and the M1, with world-renowned beaches and all Gold Coast amenities just minutes away!

Call your local area specialist Julian Kannis 0413 635 551 to inspect this beautiful home anytime by appointment, 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 DETAILS

Property ID	TPJ0F
Property Type	House
Land Area	826 m2
Including	Ensuite
	Air Conditioning
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Close to Schools
	Close to Shops
	Close to Transport

Julian Kannis 041 363 5551

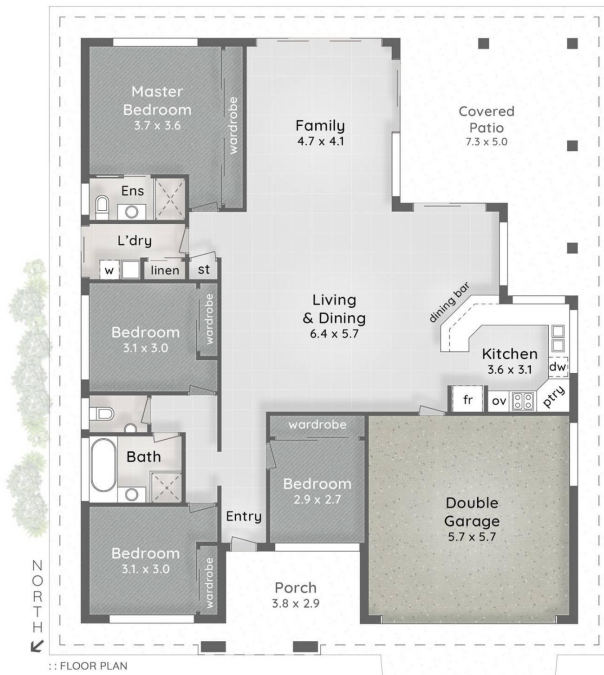
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26 GEMINI CIRCUIT
 MOLENDINAR



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 0413 635 551

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.

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