

## Molendinar, 4/14 Geoff Wolter West Drive

MODERN FREE-STANDING HOME IN CENTRAL & CONVENIENT QUIET CUL-DE-SAC LOCATION! A REAL SURPRISE PACKAGE!

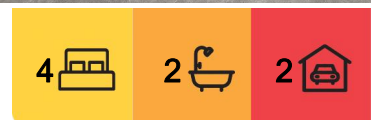
Nestled in a highly sought-after pocket of Molendinar in a boutique estate of just four residences, is this north-facing perfect family home that is assured to both surprise and impress ... This easy living abode is an ideal home for first-home buyers, professional couples, investors and families in search of a totally private, modern, spacious, easy-care, low-maintenance new family home that is assured of capital-growth for years to come!

Key features of this property include:

- \*Incredible north-facing position at the rear of the estate offering a very quiet & private, serene leafy outlook
- \*Large air-conditioned open-plan living area with separate dining/meals area adjacent to kitchen
- \*Stunning designer kitchen features beautiful island bench/breakfast bar, ample cupboard



**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**  
Offers over \$1,050,000

**View**  
By Appointment

**Contact**  
**Julian Kannis**  
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**Darrell Johnson**  
0403 803 704  
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**LJ Hooker Ashmore**  
**(07) 5526 9722**

& bench space plus kitchen window looking over the yard spaces

\*Totally separate downstairs media/rumpus room that is the perfect spot to unwind or could easily be utilised as a home office/5th bedroom if required

\*Spacious air-conditioned master bedroom suite featuring walk-in robe & ensuite

\*Three additional bedrooms upstairs all with ceiling fans & mirrored built-in robes

\*Central contemporary main bathroom with bathtub

\*Downstairs powder room (3rd toilet)

\*Stunning tiles throughout plus lush, carpeted bedrooms

\*Large modern laundry with plenty of storage space & direct access outside to clothesline

\*Undercover outdoor entertaining area overlooking the yard area

\*Big flat yard space with full Colorbond fencing & garden shed ... perfect spot for kids & pets to play safely & plenty of room for a pool if required

\*Incredible elevated cul-de-sac location with no thru-traffic, a real "family-feel" street & neighbourhood

\*Perfectly located only a stone's throw to Griffith University & the Gold Coast hospital plus easy access to numerous schools, shops, walking tracks, parks, public transport & the M1

\*Secure double lock-up garage with internal access

\*Pet-friendly & very reasonable body corp fees includes building insurances, estate maintenance & upkeep

Call your local Molendinar area specialist Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 to view this outstanding opportunity 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 About this Property

<b>Property ID</b>	MCJ0F
<b>Property Type</b>	House
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Courtyard Secure Parking Fully Fenced Remote Garage Area Views Carpeted Close to Schools Close to Shops Close to Transport Openable Windows

### Julian Kannis 041 363 5551

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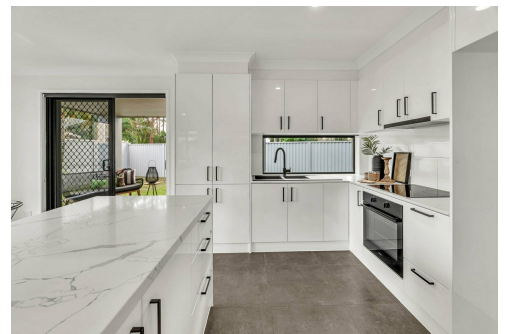
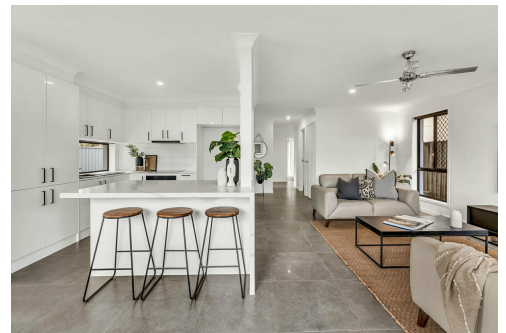
### Darrell Johnson 0403 803 704

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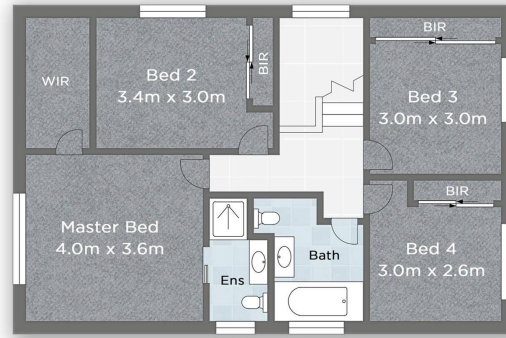
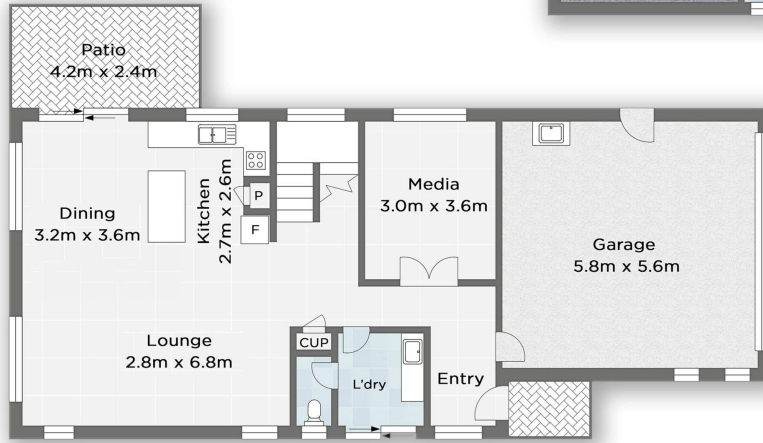
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4/14 GEOFF WOLTER DRIVE WEST, MOLENDINAR

Bed 4
 Bath 2
 Car 2

Julian Kannis 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. [www.visualmotion.com.au](http://www.visualmotion.com.au)