



4 Grimsdyke Court, Molendinar




RARE ELEVATED 1,025m² (QUARTER ACRE) BLOCK PACKED WITH POTENTIAL IN QUIET CUL-DE-SAC LOCATION!

Perched on an elevated 1,025sqm block, this solid brick and tile home is filled with potential and perfectly positioned to capture cooling summer breezes in a family-friendly quiet cul-de-sac.

Offered to the market for the first time in over 30 years, opportunities like this are rare ... packed with promise, full of possibility, and ready for its next chapter. Act quickly, this one won't last!

Key features of this property include:

- Expansive 1,025 sqm (quarter-acre) allotment in a highly sought-after Molendinar location
- Solid brick-and-tile home offering single-level living with excellent potential
- Huge formal lounge, perfect for family relaxation and entertaining
- Additional dining or second living space conveniently located off the kitchen
- Low-maintenance lawns and established gardens for easy-care

4  2  2 

FOR SALE
UNDER CONTRACT! \$1.2m+

AGENTS

Julian Kannis
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AGENCY

LJ Hooker Ashmore
(07) 5526 9722

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**

- living
- Spacious kitchen with serene backyard views
- Master bedroom complete with walk-in wardrobe and private ensuite
- Three additional generous bedrooms all with built-in robes
- Main bathroom features a bathtub and separate toilet for added convenience
- Large double lock-up garage plus extra off-street parking with easy rear access
- Generous internal laundry with direct access to the outdoor area
- Outdoor entertaining area overlooking a peaceful, fully fenced backyard
- Large grassed area ideal for children, pets, and potential pool installation
- 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.

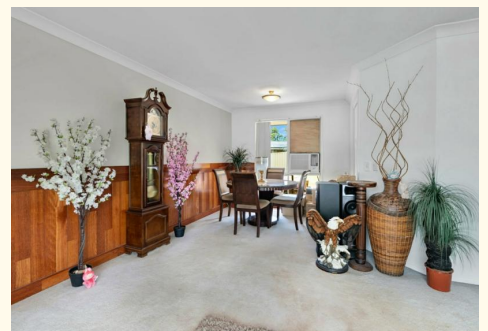
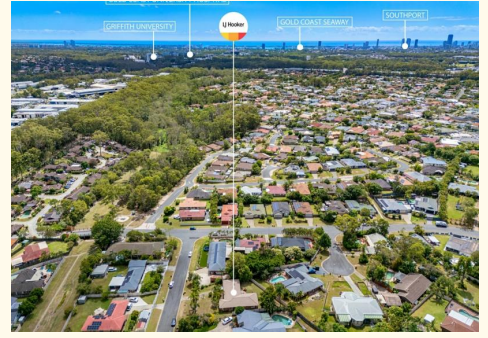
Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

MORE DETAILS




Property ID	TGJ0F
Property Type	House
Land Area	1025 m2
Including	Ensuite Toilets (2) Courtyard Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Carpeted Close to Schools Close to Shops Close to Transport

Julian Kannis 041 363 5551
Sales Professional | julian.kannis@ljhooker.com.au

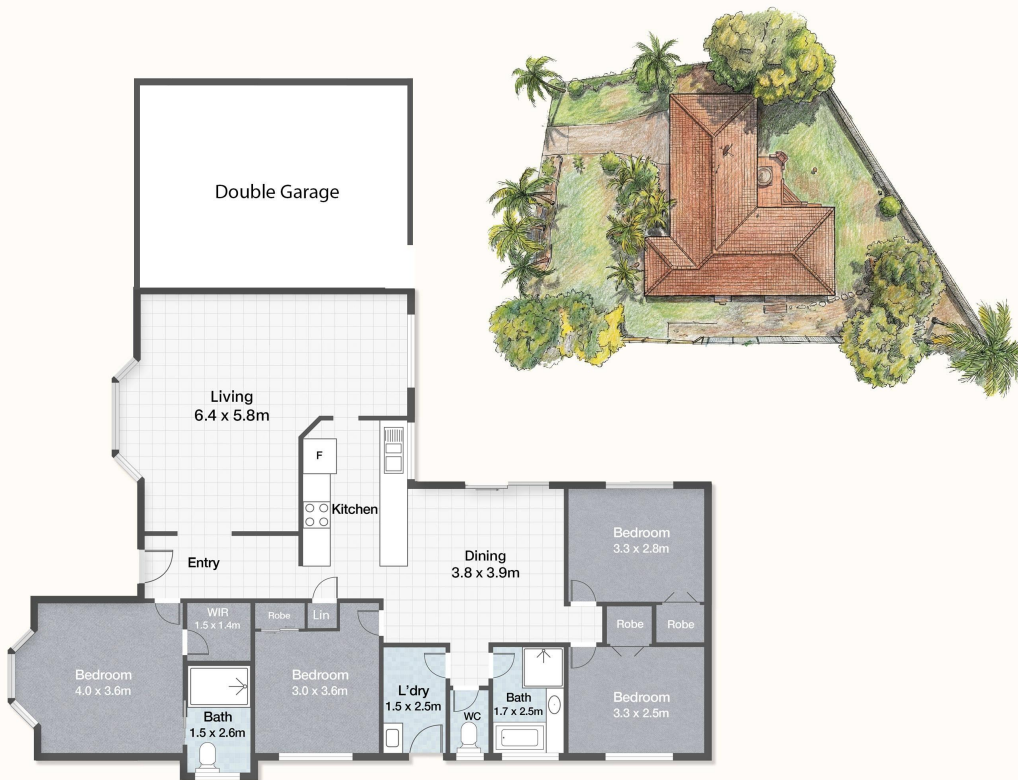
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MOLENDINAR

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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. visualmotion.com.au