



11/7-13 Parkridge Drive, Molendinar

## Spacious Townhouse with Huge Potential

Auction Location: on site

Set in a quiet, well-maintained complex, this two-bedroom townhouse presents an exciting opportunity for first-home buyers, renovators, or savvy investors. With solid bones, generous proportions across two levels, and a private outdoor area, this property is the perfect blank canvas to renovate and reap the rewards.

Downstairs, the open plan living and dining area offers a functional space ready for a refresh, while the neat kitchen has excellent potential to modernize. Upstairs, you'll find two spacious bedrooms, both with built-in robes. The master boasts a built-in wardrobe, and access to a private balcony, ideal for your morning coffee or a peaceful afternoon unwind.

The bathroom is large and functional, offering plenty of scope to add value, while outside, the fully fenced courtyard and covered patio provide a great space for entertaining or letting pets enjoy the sun. A single lock-up garage completes the picture.

Located in a peaceful complex just moments from Griffith University,

2 1 1

**FOR SALE**  
AUCTION

### AGENTS

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### AGENCY

LJ Hooker Southport  
(07) 5591 5222

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Gold Coast Hospital, public transport and major amenities, this home is ideal for those looking to create something special in a central location.

#### Key Features:

- Two generously sized bedrooms upstairs
- Master with built-in wardrobe, robe & private balcony
- Second bedroom with built-in robe
- Spacious open plan living and dining area
- Large bathroom with great renovation potential
- " Neat kitchen with scope to modernize
- Private, fully fenced courtyard and covered patio —ideal for entertaining
- Single lock-up garage
- Quiet and well-maintained complex
- Plenty of potential to add value with cosmetic updates
- Close to local schools, Griffith University, hospital, shopping centres and public transport
- Ideal for renovators, investors, or first-home buyers looking to personalize their space

#### Key Financial Info:

- Rental Appraisal: \$700 - \$750 per week approx
- Body Corp: \$76.80 per week approx
- GCCC Rate: \$41 per week approx
- GCCC Water: \$20 per week approx

With solid bones, a great layout, and plenty of room to add value, this is a smart buy in a central location. Don't miss your chance to secure potential-packed real estate in Molendinar. The auction will be held on Saturday, 11th of October at 10:00am, on site. Contact Alex on 0411 510 099 for more information or to register your interest.

#### MORE DETAILS

Property ID	106FF4K
Property Type	Townhouse
House Size	82 m2
Including	Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

#### Alex McCormack 0411 510 099

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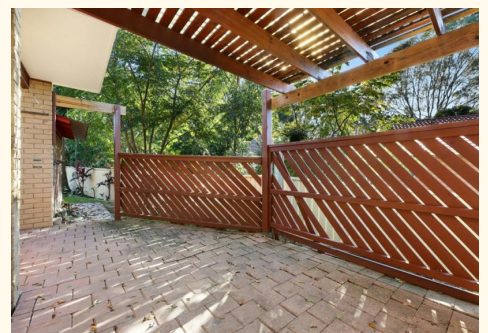
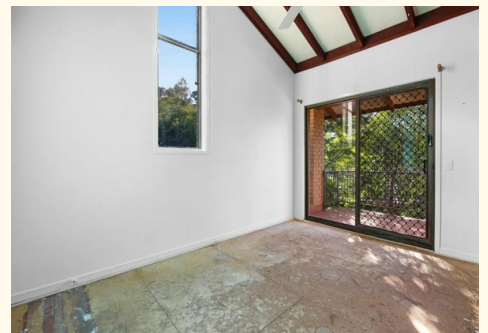
#### Ben Latimer 0402 921 314

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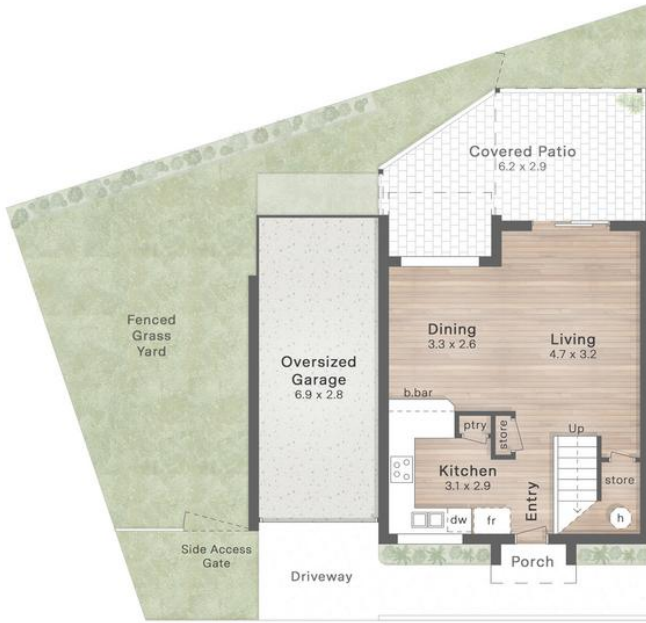
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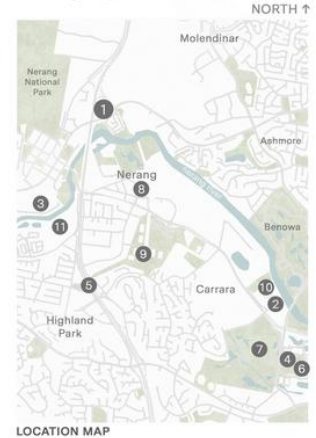
← NORTH



Driveway Access To  
Parkridge Drive



1. Belair Villas
2. Heritage Bank Stadium
3. Nerang Fair Shopping Centre
4. Emmanuel College
5. Pacific Motorway
6. Emerald Lakes Cafes, Restaurants & Shops
7. Emerald Lakes Golf Course
8. Nerang Train Station
9. Glennon Park
10. Gold Coast Sports & Leisure Centre
11. Nerang Shops



Belair Villas

11/7-13 Parkridge Drive Molendinar

Internal 82m<sup>2</sup> | Patio, Balcony & Porch 24m<sup>2</sup> | Garage 21m<sup>2</sup>

→ 2 Bed

→ 1 Bath

→ 1 Car

Total 127m<sup>2</sup>



Ben Latimer 0402 921 314  
Alex McCormack 0411 510 099

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