2 THEODORE PLACE, MOLENDINAR, QLD, 4214









SOLD

SEPARATION CREATES PERFECT BUYING OPPORTUNITY !

Court ordered sale.
This is your opportunity to secure a split level dwelling in a well established residential enclave. This north facing home is located on a generous land area of 672m2, comprises 3 bedrooms, study, 2 bathrooms, open plan living and dining area opening to huge undercover entertaining deck, 2 car spaces and utility room. Well established lawns and gardens compliment the home.
* The interior has been freshly painted and boasts a spacious kitchen perfect for creating unforgettable memories with family and friends.
* Feel comfortable all year round with heating and cooling
* Plenty of additional parking for your boat or caravan plus a double carport
Main features:
- Dual living potential, each with its own entrance
- Three bedrooms
- Open plan living area leads to huge undercover entertaining area
- Functional kitchen with stone benchtop, dishwasher and pantry spaces
- Solar power system approx 5.0 KW
- Ceiling fans in bedrooms, living and dining area
- Air conditioning in main bedroom, living area and study (downstairs)
- Timber flooring in all bedrooms, living and dining area. Separate laundry.
- Double carport plus additional parking spaces
- Workshop or Utility room
- Study + full bathroom (downstairs)
- Established gardens and Low maintenance yard
- Quiet cul-de-sac with no through traffic
- Elevated 672 sqm block
Location:
- Trinity Lutheran College 1.3 km
- Ashmore State School 1.6 km
- Ashmore City Shopping Centre 2.0 km
- Approx 7 mins to Griffith University and Gold Coast University Hospital
- Approx 10 mins to Surfers Paradise beaches, restaurants, shopping, nightlife.

3 BED | 2 BATH | 2 CAR

PRICE:
$747,000

OPEN FOR INSPECTION:
N/A



Anthony Teo
0404124284
anthony.teo@atrealty.com.au
www.atrealty.com.au



2 Theodore Place **MOLENDINAR**

3 | 1 | 2 | 2 | 672m²

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

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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