

SOLD

MOVE-IN READY, NOTHING MORE TO DO!

This beautifully presented, spacious villa/duplex is ready for immediate occupancy, complete with an updated modern kitchen and bathrooms—no additional spending required. Offering incredible value for its features, this property is ideal for first-time buyers, downsizers, retirees, or investors. Immaculately maintained, it provides the perfect lock-up-and-leave lifestyle.

Key Features include:

- Peaceful and convenient location with an elevated position, offering delightful breezes.
- Expansive open-plan living and dining spaces.
- Generously sized modern kitchen with ample storage and counter space, featuring two-pack finishes, a glass splash-back, and quality Miele & Westinghouse appliances. There's also a large serving/meals bench.
- A covered and screened outdoor patio provides the perfect spot to enjoy your morning coffee and opens onto the backyard, offering plenty of room to create a decked area if desired.
- The large master bedroom provides a tranquil outlook, with a spacious walk-through robe leading to a modern ensuite.
- Two additional generously sized bedrooms, each with built-in wardrobes.
- A well-appointed modern second bathroom, conveniently located near the living areas and bedrooms.
- Double remote lock-up garage with additional storage.
- Ceiling insulation, fans, and air conditioning in main bed and living room.
- Modern lighting throughout, which can be controlled remotely via your mobile phone.
- Close proximity to schools, shopping centers, public transport, Griffith University, Gold Coast Hospital and medical precincts, and easy access to the M1 and all the Gold Coast's amenities.

The Molendinar and Ashmore areas are highly sought-after due to their central location, offering a balance of proximity to key destinations while maintaining a peaceful atmosphere. These suburbs are frequently highlighted as investment "hot spots," offering strong demand and impressive capital growth. Molendinar's elevated, flood-free ground is home to numerous parks, schools, shopping centers, and medical facilities, with easy access to beaches, the Broadwater,

3 BED | 2 BATH | 2 CAR

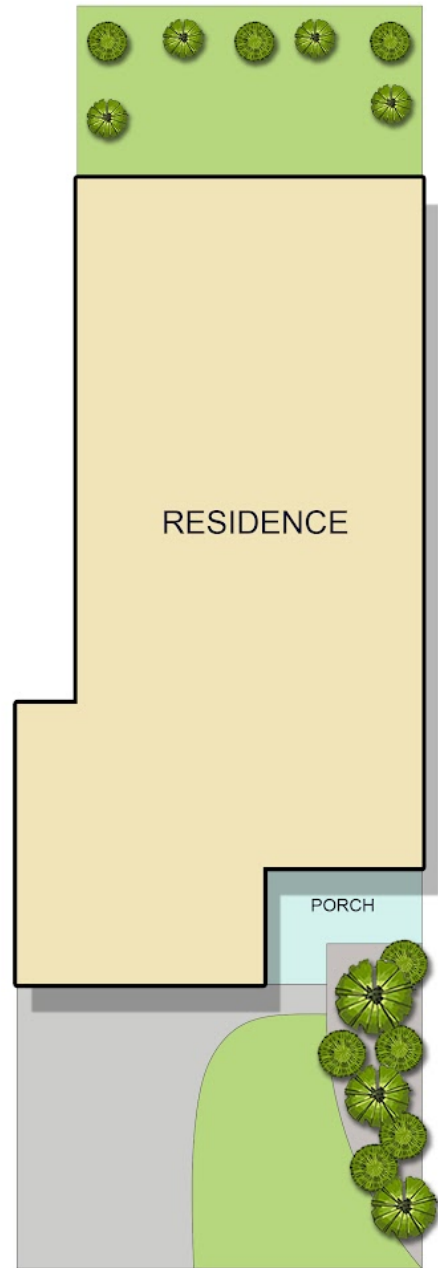
PRICE:
\$790,000

OPEN FOR INSPECTION:
N/A



Tony Brown
0418961500
tonybrown@atrealty.com.au
www.atrealty.com.au

CONTACT:
TONY BROWN
 tonybrown@realty.com.au
 0418 961 500
 @realty



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.

All buyers must do their own investigations into the accuracy of these plans. I will send through a link to a virtual tour via email with the job number as reference.