31 WATFORD CRESCENT, MOLENDINAR, QLD, 4214

COLLEY & CO
ESTATE AGENTS









SOLD

SOLD BY ANDREW COLLEY - COLLEY&CO

1,307m² | Dual Street Frontage | Elevated Parkside Position | Offers Over $1,599,000
Large land holdings of this calibre are becoming exceptionally rare in central Molendinar. Positioned on an elevated 1,307m² parcel opposite parkland with distant views to the Great Dividing Range, this immaculately presented residence combines immediate family comfort with exceptional future versatility. With valuable dual street frontage and an abundance of usable land, it offers a lifestyle and flexibility that are increasingly difficult to find.

Beautifully maintained and thoughtfully upgraded, the home is ready to enjoy today while offering outstanding scope to further enhance its value (subject to Gold Coast City Council approval).
The generous floorplan features multiple living areas, air conditioning to the living room, family room and master bedroom, ceiling fans throughout, built-in wardrobes to every bedroom, plus security and fly screens throughout. The spacious master suite includes twin rainfall showers, twin vanities and two heated towel rails, while the family bathroom features a corner bath and separate shower.

Everyday practicality has been carefully considered with a well-equipped laundry offering extensive storage and a fold-out ironing board, a spacious double garage with room for two cars plus motorbikes or a jet ski, driveway parking for four additional vehicles and a garden shed. Energy efficiency is another standout, with a solar power system complemented by a 15kW battery storage system installed in December 2025, helping to reduce running costs for years to come.

4 BED | 2 BATH | 2 CAR

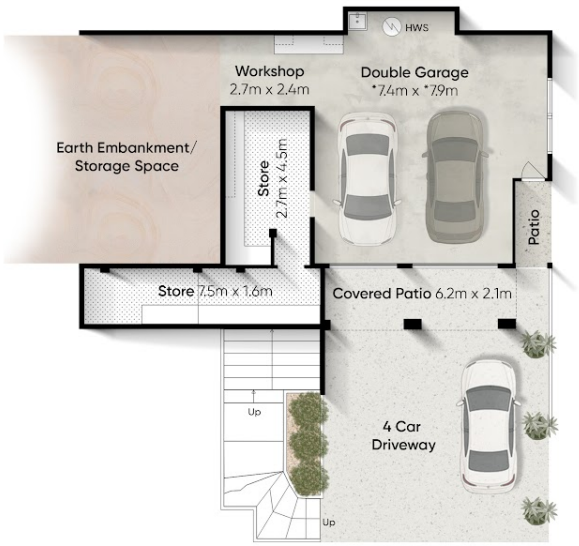
PRICE:
$1,450,000

OPEN FOR INSPECTION:
N/A



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- Site Legend :

1. 4 Car Driveway / 2. Oversized Garage / 3. Verandah
4. Residence / 5. Outdoor Living & Alfresco Patio / 6. Dining Patio
7. Access to Lower Level / 8. Clothesline
9. Vehicle Gate / 10. Garden Shed (2.6m x 1.6m)

ANDREW COLLEY PROPERTIES
@realty

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31 Watford Crescent, Molendinar

Bedrooms	4	Internal (incl. Garage)	196 m²	Land Area	1,307 m²
Bathrooms	2	Garage & Stores	96 m²		
Car Spaces	2 + 4 Off-street	External Area	100 m²		
		Total Area	392 m²		

ENVISUAL DESIGN

Disclaimer
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