



FOR SALE

COMING SOON | 31 WATFORD CRESCENT, MOLENDINAR

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31 Watford Crescent, Molendinar
1,307m² | Dual Street Frontage | Offers Over \$1,599,000

Large land holdings of this calibre are becoming exceptionally rare in central Molendinar.

Positioned on a substantial 1,307m² block with valuable dual street frontage, this property offers the space and flexibility that so many buyers are searching for but seldom find.

Beyond the existing residence lies enormous future potential (subject to Gold Coast City Council approval), including the opportunity to create:

A contemporary 2-bedroom granny flat of approximately 80m² for extended family, guests or supplementary income.

A substantial shed or workshop, with room for designs in the order of 9m x 6m, 12m x 7m or larger, subject to your requirements and council setbacks.

A resort-style swimming pool with an expansive outdoor entertaining area.

Secure accommodation for caravans, boats, trailers, trade vehicles and additional off-street parking, made even more practical by the dual street access.

Properties offering this combination of land size, accessibility and future flexibility are becoming increasingly difficult to secure in one of the Gold Coast's most tightly held industrial-residential precincts.

Whether you're seeking a family home with room to expand, multi-generational living, space for your business or hobbies, or simply the long-term value that comes with owning a significant parcel of land, 31 Watford Crescent deserves your attention.

Disclaimer: While 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 satisfy themselves by inspection or otherwise. Although high standards have been used in preparing this document, no legal

4 BED | 2 BATH | 2 CAR

PRICE:

OFFERS OVER \$1,599,000

OPEN FOR INSPECTION:

N/A



Andrew Colley

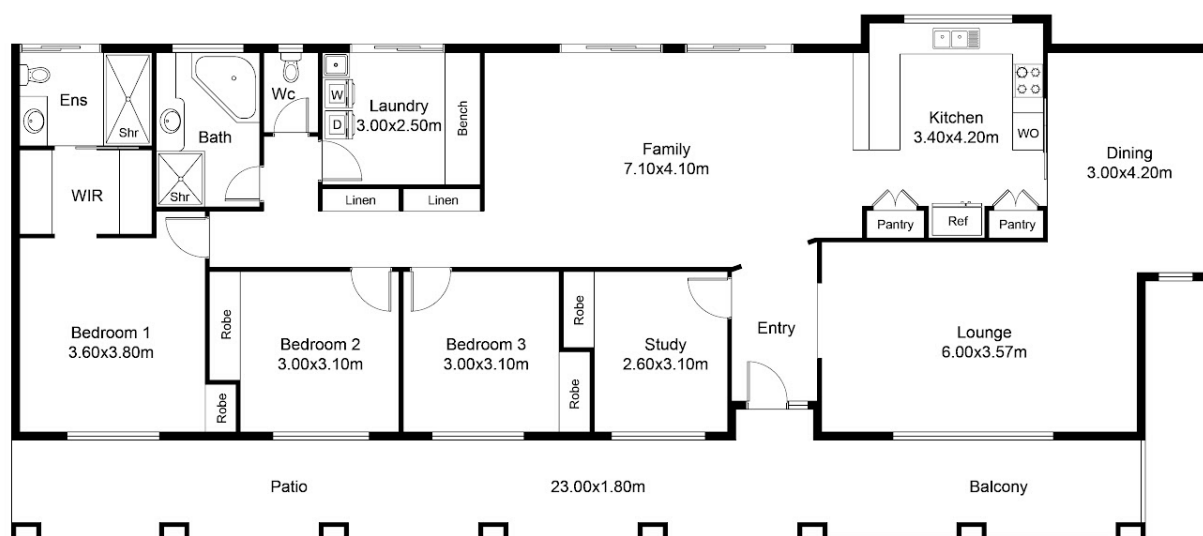
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ANDREW COLLEY
PROPERTIES



FLOOR PLAN

31 WATFORD CRESCENT MOLENDINAR

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.