

# 12 Sugargum Court, Molendinar, Qld 4214

## House For Sale

Friday, 22 December 2023

**LJ Hooker**  
Solutions Gold Coast

12 Sugargum Court, Molendinar, Qld 4214

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 450 m2**

**Type: House**



Debbie Taylor  
0755814422

## Offers over \$1,075,000

Welcome to your dream home in the highly coveted Crestwood Estate, Molendinar. This stunning property offers an array of features perfect for modern living: Key Features: \* 4 Bedrooms: Spacious and bright bedrooms designed for comfort and relaxation. \* 2 Bathrooms: Stylish and well-appointed for convenience. \* Double Garage: Secure parking for two vehicles with ample storage space. \* Inviting Pool: A refreshing oasis to unwind and entertain in the privacy of your own backyard. \* Outdoor Entertaining Area & Garden: Perfect for hosting gatherings or enjoying peaceful moments amidst nature. \* Modern Kitchen with Bosch Appliances: Also, Self Clean Pyrotec Oven Rangehood - Sleek design meets functionality for culinary enthusiasts. \* Open Living/Dining Area: Ideal for family time and social gatherings. \* Separate Lounge: Additional space for relaxation or entertainment purposes. \* Laundry Facility: Conveniently located for ease of use. \* Secureview Security Screens: Enhanced security for peace of mind. \* Air-Conditioning: Comfort is paramount, with cooling in both living spaces and the master bedroom. \* Quiet Cul-de-Sac Location: Serenity and privacy in a sought-after neighborhood. \* Water tank Location: Molendinar is one of the Gold Coasts quietest suburbs, tucked away between Ashmore & Parkwood & a great favourite for those working or studying at Griffith University or the Gold Coast University Hospital. With a handful of local schools and Kindys to choose from & being close to amenities & shopping centres makes this the ideal location for both young families and retirees looking for luxurious but low maintenance living & close to everything! Distance: Crestwood Shopping Centre: Gold Coast University Hospital: Griffith University: Expenses: Council Rates: Approx. \$1,000 Bi-Annually Water Rates: Approx. \$ 291 p/q This home embodies comfort, style, and convenience in every aspect. Experience the epitome of modern living in a tranquil setting. Don't miss the opportunity to make this your forever home. Arrange a viewing today and step into the lifestyle you've been longing for!