

# 13 Panache St, Molendinar, Qld 4214



## House For Sale

Saturday, 13 April 2024

13 Panache St, Molendinar, Qld 4214

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Jose Morales

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## Offer over \$859,000

An Ugly Duckling has today become a Beautiful swan!!! Beautifully Renovated Property in an upcoming suburb that is suited for the First Home Buyer or Investor who wants nothing to do with repairs or renovations down the road. On Large Block Approx 608 sq/m with potential to extend home to include outdoor entertainment, swimming pool and more living areas (of course with Council Approval) FREE of asbestos that have all been safely removed (Clearance Certificate available)! New Plasterboards throughout! Newly Painted! NEW Bathrooms ( Ensuite & Guest)! New Powder Room! New Kitchen, Floors, Dry Walls, Aircond, etc! Located in a superb upcoming suburb and so close to about everything you can possibly think of including Griffith Hospital & University, Private & Public Schools, Ashmore Shopping Centre, Bunnings, Medical Centres, the M1 and much more! All Boxes Tick! Tick! Tick! The future of this property is bright. Get in now or miss the proverbial boat! Beautifully renovated and will give one joy to come home to after a hard day's work! Even after the renovations, due to the size of the land, this home has still not reached its full potential. Plenty of equity still to be made!! A little creativity will go a long way and make this home highly profitable for the New Home Maker or Investor in the very, very near future. No Trees on the land (except for the palms)! All the hard work has been done! Enjoy the property and let your dog/pet have the large backyard space it deserves! Or just add a swimming pool or a Granny Flat Concept House Extension, Large Outdoor Deck area, Swimming Pool. The current completed renovations feature: • New Kitchen & Flooring throughout. • Wardrobes in all 3 Bedrooms • Fully Renovated Bathrooms (Ensuite) with high end Vanities and Fixtures • Smoke Alarms, Electrical Re-wired and New Power Points & Switches • Air-conditioning, New lighting, Wirings & Switches • Beautiful Tiled Front & Back Entries And much, much, more! This property is located just behind Bunnings, Olsen Avenue and in a quiet street where nearby surrounding homes prices have been going up in leaps and bounds! Do your research!! Location, Location, Location! Griffiths Hospital, Griffith Uni, Ashmore & Crestwood Shopping Centres, Medical Centre, Trinity Lutheran College, Aquinas College, Guardian Angels School, M1 to Brisbane and South to Coolangatta are so, so close by - A house made for those who like to be there and back in no time! No Fuss! No Traffic Jams! You simply cannot go wrong! Will rent approx for approx \$800 per week. Low vacancy rate for good properties! Call now for an inspection. Disclaimers: In preparing this information we have used our best endeavours to ensure the information contained herein is true and accurate, but we accepting no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies, or misstatements that may occur. Prospective purchasers should make their own inquiries to verify the information contained herein.