

14 Watford Crescent, Molendinar, Qld 4214



Sold House

Thursday, 10 August 2023

14 Watford Crescent, Molendinar, Qld 4214

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 1374 m2

Type: House



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\$1,310,000

Exceptional Value Nestled next to a serene park, this remarkable property on an expansive 1,374m² block, offering a multitude of possibilities. The main residence is a haven of comfort and style, featuring three generously-sized bedrooms and two recently renovated bathrooms finished off with floor-to-ceiling tiles. Stay cool and refreshed with air-conditioning throughout, while the 24 solar panels provide eco-friendly energy solutions. Step into the backyard oasis, where entertainment reaches new heights. The impeccably landscaped pool area, complete with sleek glass pool fencing protected by enduro shield, sets the stage for unforgettable gatherings. Adding an extra touch of luxury is the Tylohelo Sauna, imported all the way from Sweden, valued at \$35,000+, comfortably accommodates 4 adults. The well-appointed kitchen leaves nothing to be desired with ample storage, an impressive galley style layout, and a large kitchen island bench with a breakfast bar. Recently renovated with sleek engineered stone benchtops, complemented by wood-look cabinetry and soft-close drawers, it seamlessly connects to a second living room through a sliding door and a gas strut window. For larger families, the oversized living room provides a spacious retreat. Additionally, the property offers a second residence, thoughtfully designed with two bedrooms and an open plan living and dining area. Accessibility is a priority, with a wheelchair ramp conveniently installed. The main bedroom and living room are fitted with air-conditioning, ensuring optimal comfort year-round. The second residence also is complete with its own high-end kitchen, mirroring the elegance of the main residence. A separate laundry provides ample storage, while the modern bathroom features floor-to-ceiling tiles, an open shower, and a stylish floating vanity. With parking space for at least two cars, this property caters to all your needs with utmost convenience and sophistication.

Main Residence- 3 Bedrooms | 2 Bathrooms | 2 Car - Master with walk-in robe and ensuite- Two large bedrooms with built in robes- New modern kitchen with large island bench and solid stone bench tops- Dining area overlooking resort style pool- Separate king-size living room/ media room- Floor to ceiling tiled bathrooms with modern styling- New timber flooring throughout the home- Fully enclosed indoor/outdoor area- BBQ area off the indoor/outdoor area- Resort Style Pool area, surrounded by travertine tiles and landscaped with stunning sandstone - Glass fencing treated with Enduro Shield coating - Recently installed Tylohelo Sauna, comfortably accommodating up to 4 adults. - Air-conditioning throughout - 24 Solar Panels - Side Access Concreted up to second residence - Fully fenced with a automatic sliding front gate- Low maintenance gardens- Siding parkland

Second Residence- 2 Bedrooms | 1 Bathroom | 2 Car- Two oversized bedrooms with built in robes- Split System Air-conditioning in the main bedroom and living room- Timber flooring throughout the home- Level frontage for easy access into the home with wheelchair ramp- Large undercover porch.- Separate laundry with abundance of storage- Spacious and airy bathroom featuring a stylish floating vanity, floor-to-ceiling tiles, and contemporary design elements- Expansive and flat grass backyard, offering ample space for recreational activities and creating endless possibilities for outdoor enjoyment

Rental Appraisal - \$1,300-\$1,400 p/week

Approximate Travel Times: 4mins to Smith Street Motorway 5mins to Pacific Motroway M15mins to Ashmore City Shopping Centre 6mins to Coles Benowa Village 7mins to Griffith University / Gold Coast Hospital 9mins to Harbour Town 12mins to Main Beach 18mins to Pacific Fair

Suburb Profile: Welcome to Molendinar, a thriving suburb nestled in the heart of the Gold Coast. This picturesque locale offers a coveted blend of residential tranquility and convenient city living. Its leafy streets and well-maintained properties create a welcoming atmosphere, ideal for families and professionals alike. With easy access to major arterial roads and public transport, commuting to Brisbane or exploring the beautiful Gold Coast beaches is effortless. Enjoy the best of both worlds as you immerse yourself in Molendinar's vibrant community, where a sense of belonging and a peaceful lifestyle await.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. * denotes approximate measurements.