

31 Gumleaf Drive, Molendinar, Qld 4214

House For Sale

Friday, 3 November 2023

31 Gumleaf Drive, Molendinar, Qld 4214

Bedrooms: 4

Bathrooms: 2

Parkings: 4

Area: 606 m2

Type: House



Julian Kannis
0413635551



Darrell Johnson
0755269722

\$1,195,000 + Buyers

This spacious, low-maintenance perfect family home with highly desirable North-East aspect is nestled in a fantastic elevated position to capture nice breezes in the highly-sought "Crestwood Heights" estate. A very practical, well laid out property requiring very little upkeep and so conveniently located within easy walking distance to Griffith University and Gold Coast Hospital, as well as being only minutes away from everything else that you could possibly want or need, making it perfect for the investor or owner/occupier alike that may be wanting to move in to their new family home and enjoy before Christmas !!! Key features of this fantastic home include ... * Easy living, one-level property with low maintenance yard & gardens* Large, warm & welcoming entrance foyer * Very practical floor plan design with an abundance of natural light throughout * Open-plan internal living with high-raked ceilings that flows effortlessly to outdoors * Spacious lounge area to relax with the whole family * Easy-care new floorboards throughout * Private covered outdoor entertaining area overlooking the large yard & gardens * Large modern kitchen with an abundance of storage & bench space & great visibility of the outdoor area ... dining area adjacent* Four generous bedrooms, all with built-in robes & ceiling fans ... the Master bedroom offers spacious walk-in robe & big ensuite with dual vanities * The 2nd/family bathroom with bathtub offer very practical separate wash basins and toilet to service the living areas as well* Fully-fenced, safe & secure grassed yard area for your children & pets to play safely (plus plenty of room for a pool if required)* Air-conditioning & ceiling fans throughout* Large 6.4KW solar system with 5KW Fronius inverter (German Design) * Secure double garage plus over-sized double carport offers plenty of storage & covered parking for four cars* Gorgeous easy-care, low maintenance yard & gardens plus garden shed * Incredible location in a quiet street in Crestwood Heights; easy access to numerous schools, shops, café's, parks, public transport & the M1A beautiful, ready-to-move-into family home that ticks all the boxes ... contact your local Crestwood Heights/Molendinar area specialists Julian Kannis on 0413 635 551 or Darrell Johnson on 0403 803 704 for any further information, otherwise we look forward to seeing you at one of our scheduled open homes.Molendinar/Crestwood Heights is an incredible place to live and invest in !!! One of the most practical and central suburbs on the Gold Coast, located close enough to all the action yet far enough away from it all ... assured of ongoing demand and outstanding capital growth for years to come. The area well-known to be only 2 minutes (1km) away from Griffith University and the Gold Coast Hospital with easy M1 access at its door-step. The suburb is filled with numerous parks, schools, shopping centres, sporting & medical facilities all at your finger-tips, whilst offering easy access to beaches, the Broadwater Parklands, cafes, restaurants, several CBD's, the light rail system, Pacific Fair, Robina Town Centre, Australia Fair and Runaway Bay shopping centres. Molendinar/Crestwood Heights truly offers incredible central & convenient living, great investment opportunities and is hot spot for attracting a lot of interstate and local interest with so much on offer!Disclaimer: Whilst 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 instead satisfy themselves by inspection or otherwise.