

36 Dellwood Circuit, Molendinar, Qld 4214

House For Sale

Thursday, 9 November 2023

36 Dellwood Circuit, Molendinar, Qld 4214

Bedrooms: 8

Bathrooms: 5

Parkings: 4

Area: 693 m2

Type: House



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\$1,650,000

Welcome to 36 Dellwood Circuit, a huge residence that perfect for the largest of families or those looking for a property that would cater for a multigenerational family living arrangement. The property also has a layout that I believe offers an incredibly unique opportunity for buyers looking to either retire, semi retire, or simply receive a fantastic passive income from the home they live in. You could either appreciate the extra income or pay off any mortgage in record time. The potential set up could allow for the buyer to reside in a substantial section of the property that would consist of a large kitchen, 3 living areas, 2 bedrooms and a bathroom. The layout maximises the privacy for any renters/boarders but also for the owners, so they would also be able to enjoy exclusive and private use of the outdoor living, garden, swimming pool, double lock up garage and double carport. We believe the potential income from renting/boarding out the remaining 6 bedrooms/areas of the house, could be in the region of \$1,800 per week! What a passive income that would be! The Savvy investor could investigate the potential option of also renting out the main living area, which could increase the potential income substantially. The potential rooming accommodation set up could consist of:

- Section 1 (Owners living area) - Large kitchen with island bench & stone benchtops, open plan living/dining area, 2 additional living areas, 2 bedrooms with built in robes and a bathroom. Exclusive use/access to garden, swimming pool, double lock up garage and double carport.
- Section 2 - Large open plan bedroom & living area, walk in robe, own bathroom (has bath, separate shower & double vanity).
- Section 3 - Living area, bedroom with built in robe, own bathroom.
- Section 4 - Living space, bedroom with built in robe and shared bathroom.
- Section 5 (3 Bedroom shared area) - Large shared living area, a shared bathroom with bath, separate shower, double vanity, and a separate toilet.

Property features include: Lower level - Large open plan kitchen with island bench, stone benchtops and stainless-steel appliances including range hood, dishwasher, and gas cooking. - Open plan dining area. - 3 living areas - 4 Bedrooms. All with built in robe/wardrobe, 2 with ensuites. - Wet bar. - Family bathroom. - A spacious outdoor alfresco dining area, perfect for entertaining, accompanied by a low-maintenance garden with high-quality artificial lawn. - Resort style, tropical in-ground pool with a spa. - Covered front porch. - Double lock up garage with internal access. - Double carport. Upper level - Huge main living area with walk in robe, and huge en-suite. En-suite consists of large spa bath, separate shower, double vanity, and separate toilet. - A further 3, generously sized bedrooms with built in robes. - Wet bar. - Bathroom with bath, separate shower, and double vanity. Separate toilet for extra convenience. - Large living area. Other property features: - Ducted air conditioning - Energy efficient LED lights - Storage shed. - 2 Solar systems (1.5kw and 5.5kw) - Rates = approx. \$1150 per 6 months - Water = approx. \$450 per quarter

Location profile: Perfectly located for families or as a shared home, being walking distance to local shops, transport and the university and Hospital. - Guardian Angels Primary School and Aquinas College - 2km's (approx.) - Trinity Lutheran College - 2.5km's (approx.) - M1 Motorway - 3km's (approx.) - Crestwood Heights Shopping Centre - 850m (approx.) - Gold Coast University Hospital - 2.2km's (approx.) - Griffith University - 2.2km's (approx.)

Call your Molendinar/Crestwood Heights specialist Andrew Hudson 0405407109 to discuss further. 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 buyers should make their own enquiries to verify the information contained herein.