

37 Bloodwood Crescent, Molendinar, Qld 4214



House For Sale

Saturday, 4 May 2024

37 Bloodwood Crescent, Molendinar, Qld 4214

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 611 m2

Type: House



Elliott Wicks

0755315131

Contact Agent

The Pitch:Welcome to 37 Bloodwood Circuit, Molendinar, where an extraordinary investment opportunity or an idyllic family retreat awaits. This residence epitomizes the seamless integration of comfort, elegance, and functionality, meticulously crafted within its freshly renovated layout. Nestled on an expansive 611 sqm parcel of land, there's ample space for children and pets to roam freely, as well as abundant storage for all your belongings. Upon entry, you're welcomed by a flowing layout that effortlessly merges the living, dining, and kitchen areas. Natural light floods every corner, saturating the interior with a radiant ambiance. The kitchen, centrally located, serves as the heart of the home. Completely renovated, it boasts stainless steel appliances, gas cooking, designer cabinetry, pendant lighting, and sleek stone countertops, providing plenty of workspace and storage. The expansive island bench invites both culinary exploration and convivial gatherings. Beyond the kitchen lies the adjoining living and dining spaces, adorned with timber floors that exude warmth and refinement. A true highlight of the property is the fully renovated bathroom, showcasing quality fixtures and a captivating modern design, elevating the home's aesthetic allure.

The Details:* Timeless design exudes character and charm* Three bedrooms, one bathroom and separate toilet* Brand new kitchen featuring designer cabinetry and stone benches * Modern fixtures and fittings throughout including pendant lighting * Open-plan living room and dining room* Split system A/C to living room & ceiling fans throughout * Renovated bathroom showcasing quality fixtures and design * Tidy manicured gardens, garden shed* Separate laundry with external access * Plenty of off street parking/ storage* 611 m2 block

The Location:Nestled within the desirable Crestwood Heights community, this property boasts easy access to top-tier schools, parks, vibrant shopping precincts, and an array of dining establishments. The neighbourhood exudes a welcoming atmosphere, perfect for both families and individuals seeking a nurturing environment. Its proximity to the M1 motorway renders it particularly appealing to commuters, facilitating seamless travel to work and beyond. Additionally, being just a brief drive from the Gold Coast University Hospital enhances its allure, offering convenience for healthcare needs.

The Investment:Current rental market appraisal: Approximately \$800.00 P/W
Council Rates: Approx \$2,800 per annum
Water Rates: Approx \$400 per quarter

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