

# 44 Watford Crescent, Molendinar, Qld 4214

## House For Sale

Wednesday, 10 April 2024

44 Watford Crescent, Molendinar, Qld 4214

Bedrooms: 5

Bathrooms: 3

Parkings: 6

Area: 1000 m2

Type: House



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## Expressions of Interest

Welcome to 44 Watford Crescent, Molendinar! This property offers everything you need, with ample space to accommodate all buyer requirements. Situated on an expansive quarter-acre block, it comfortably accommodates the main residence, an impressive garage, a potential granny flat (STCA), and an outdoor storage shed. The main residence boasts four bedrooms, two bathrooms, and an inviting floor plan that's ideal for families. Adding to its appeal is the generously sized bedrooms, air conditioning, ceiling fans throughout and a warm flow to the floor plan. Step outside to discover some remarkable features. Enjoy the convenience of double-driveway access granting plenty of additional parking. The garage includes an insulated and soundproofed room suitable for various uses. Additionally, there's a self-contained one-bedroom granny flat (STCA), and an external shed for extra storage and personal use.

**INDOOR-** Four bedrooms with built-in wardrobes & two bathrooms - Open living and dining area - Kitchen with plenty of cupboard space, a breakfast bench- Dedicated laundry with side access - Ceiling fans throughout property - Low maintenance tiling throughout & carpeted bedrooms

**OUTDOOR -** Undercover patio surrounding the property (front patio with wind up outdoor blind).- Double driveway access - Self contained granny flat (STCA)- Outdoor garage with amazing insulated/sound proofed large room- Outdoor storage shed- Front & backyard- Solar panel system on roof- Additional outdoor cupboard/storage built-in - Rainwater tank

STCA = Subject to Council Approval

All features are accompanied by one of the most convenient locations to live. The Molendinar/Ashmore area is frequently high-lighted on major property reports as a recommended investment "Hot Spot" assured of ongoing demand and outstanding Capital Growth. While living at 44 Watford Crescent you are surrounded by a total of 42 parks in Molendinar, one of which is at your doorstep. Trinity Lutheran College is a short walk away. Shopping centers, sporting & medical facilities at your finger-tips, whilst offering easy access and only minutes away via main arterial roads to beaches, the Broadwater & parklands, cafes, restaurants, several CBD's and the M1 giving access to Brisbane & Coolangatta airports. Please note: Although we have diligently strived to uphold the precision of these details, neither the seller nor the agent offers any guarantee regarding their accuracy. Those with an interest in this matter should not place reliance on these particulars as being conclusive, but rather should independently verify their accuracy through personal inspection or alternative means