

51 Mitchell Avenue, Molendinar, Qld 4214

House For Sale

Friday, 24 May 2024

51 Mitchell Avenue, Molendinar, Qld 4214

Bedrooms: 6

Bathrooms: 3

Parkings: 8

Area: 682 m2

Type: House



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Expressions of Interest

Welcome to 51 Mitchell Avenue, Molendinar! For the first time in 40 years, this exceptional property is being offered to the market! It's rare to find a property that includes both a granny flat and a large family home. With ample parking, a central location, and an elevated, airy feel, this is an opportunity you don't want to miss. The estimated rental return for the property is approximately \$1,300 per week, combining the main home and granny flat rental appraisals. The main home features 5 bedrooms and 2 bathrooms. The living area and kitchen are the heart of the home, creating a perfect space for sharing meals and connecting with family. Its elevated position offers stunning views of the hinterland. The master bedroom is spacious, with its own ensuite bathroom and a full-wall wardrobe. The remaining bedrooms all have built-in wardrobes and share the main bathroom. Located at the rear, the self-contained granny flat features a 1-bedroom layout with a kitchen, lounge room, bathroom, and dining space. It includes a single carport, making it ideal for hosting a tenant, teenagers, or visiting friends and family. Note: The granny flat does not have separate meters from the main property. The property boasts a spacious yard, perfect for children to play. A charming couple of mango trees adds to the appeal. The property also features efficient water drainage routes and is well-equipped to handle heavy rainfall. Parking is not an issue thanks to the garage that can easily park four vehicles and features a workshop bench. Additionally, the yard to the left of the driveway has been reinforced, providing stable parking for boats, caravans, or additional vehicles. The property contains the following features:

INDOOR:

- 5 bedrooms - master w/ ensuite, all built-in wardrobes (option to convert extended living area back into bedroom no. 6)
- Main bathroom with separate toilet
- Self-contained one-bedroom granny flat
- Air conditioning and ceiling fans throughout
- Living area room option to close in to create 6th bedroom for main house
- Kitchen with plenty of cupboard storage
- Abundance of windows to allow natural lighting
- Four car garage
- Workshop bench at rear of garage
- Storage cupboards throughout property

OUTDOOR:

- Front patio facing western hinterland
- Outdoor gym beneath deck (great for personal use or storage)
- Single carport for granny flat
- Surrounding yard
- Effective water drainage system
- Concrete retaining walls
- Reinforced yard parking for boat, caravan or additional vehicles

MAIN HOME RENTAL APPRAISAL Approx. \$850-900 per week
GRANNY FLAT RENTAL APPRAISAL Approx. \$350-400 per week
COMBINED APPRAISAL Approx. \$1,300 per week

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 51 Mitchell Avenue 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