

**20 Forrest Avenue, Molendinar, Qld 4214**

**Professionals**

**House For Sale**

Thursday, 11 July 2024

20 Forrest Avenue, Molendinar, Qld 4214

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 721 m2**

**Type: House**



Teresa Berger  
0410665947

## Offers Above \$899,000

An exceptional opportunity awaits the astute purchaser. This property offers the flexibility to either embark on potential development and enjoy the benefits or renovate to create your ideal home. This predominately flat corner block offers a blank canvas. Potential to redevelop with a 34m\* frontage to Lorraine Street and 19\*m frontage to Forrest Avenue. The home itself is neat and tidy with three bedrooms, one bathroom and single lockup garage. Property Features: • Three bedrooms, shared bathroom • Open plan kitchen, dining and lounge • Large light filled enclosed sun room • Single lockup garage plus off street parking • Generous 721m2 block with garden shed • Roof recently restored and painted • Solar panels Outgoings/incomings • Council rates - approx. \$857\* per half year • Water rates - approx. \$264\* per quarter • Rental return - approx. \$700\* per week Close Proximity to: • Trinity Lutheran College • M1 Motorway • Ashmore City Shopping Centre • Crestwood Heights Shopping Centre • Gold Coast University Hospital • Griffith University\* Approximate