

# 49 Crestwood Drive, Molendinar, Qld 4214

## House For Sale

Thursday, 16 November 2023

49 Crestwood Drive, Molendinar, Qld 4214

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Andrew Turner  
0408188308

## Interest Above \$1,150,000

Situated in 'Crestwood Heights' this architecturally designed family home has room for the whole family. With its prime location and promising potential for both immediate returns and long-term growth, this property is poised to be a great addition to your investment portfolio or move your family in. Being within minutes to the Gold Coast University Hospital, G:Link light rail and within walking distance to bus stops and 'Crestwood Plaza', the location is ideal. This property features: Four bedrooms upstairs & one down, all with built in wardrobes Master with ensuite & an additional two bathrooms, one upstairs and the other downstairs for convenience Gorgeous high ceilings combined with sky high windows creating a welcoming living area Spacious kitchen with dishwasher and breakfast bar Separate dining room which flows out onto your large entertaining patio Double automatic lock up garage with internal access Rooms are currently rented individually with a return of approx. \$1,040 pw & there's the opportunity to increase income. Approx. outgoings: GCCC rates \$2,415 pa, water \$2,500 pa Other features include: Low maintenance yard and gardens Garden shed Solar panels Side access Grand entrance foyer Ceiling fans and security screens Leases are periodic, if you want to move your family in, you can. Or, if you want to take advantage of the lucrative rental market from a property within walking distance of Griffith Uni & hospital, this is a golden opportunity. A great family home or the perfect investment property!