

**23 Banbrook Court, Molendinar, QLD, 4214**

**House For Sale**

Wednesday, 18 December 2024



23 Banbrook Court, Molendinar, QLD, 4214

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Danny Woolbank

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## **SPACIOUS FAMILY HOME BORDERING TRANQUIL NATURE RESERVE - MULTIPLE LIVING AREAS - PRIME LOCATION NEAR GRIFFITH UNI, HOSPITALS & G-LINK LIGHT RAIL**

Committed sellers will strongly consider all offers before Monday, 13th January at 4pm.

Don't miss this exceptional opportunity to secure a stunning family home, perfectly positioned in a quiet cul-de-sac with only one neighbouring property. Located within walking distance to Griffith University, hospitals, G-Link light rail station, Crestwood Plaza Shopping Village, and close to private and public schools, major shopping centres, and with effortless access to the M1.

Impressive features include:

- Â• Grand double-door entry with 2.57-metre-high ceilings on the lower level.
- Â• Spacious formal living room.
- Â• Family room with beautiful nature outlook.
- Â• Dedicated dining area.
- Â• Rumpus room opening onto the outdoor entertainment space.
- Â• Recently upgraded kitchen featuring a premium Bosch double oven, Bosch induction cooktop, and a highly functional pantry.
- Â• Covered outdoor entertainment area, ideal for gatherings.
- Â• Two downstairs bedrooms or home office (no built-in robes).
- Â• Renovated full bathroom on the lower level - Ideal for guests.
- Â• Expansive upstairs living room - perfect for kids or a home cinema.
- Â• 4 large bedrooms upstairs all with built in robes.
- Â• Luxurious grand master suite with ensuite, parents' retreat, and a spacious walk-in robe.
- Â• Two additional family-sized bathrooms, plus a full downstairs bathroom for added convenience.
- Â• Reverse cycle ducted air conditioning throughout.
- Â• Large, separate family laundry for practicality - Recently renovated.
- Â• Stylish white blinds, ample storage, and security screens enhancing safety on the lower level.
- Â• Double lock-up garage with extra parking for additional cars, a caravan, boat, or trailer.
- Â• Generous 753m<sup>2</sup> block\* with ample room to add a pool.
- Â• Environmentally conscious 13.28 kW solar panel system, delivering strong feed-in tariffs and abundant clean energy.
- Â• High rental potential, making this property a standout investment opportunity.

With significant infrastructure developments across the Gold Coast and increasing rental demand, this could be the perfect time to invest in a home within this highly sought-after location.

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.