

1/19 Hellman St, Molendinar, QLD 4214

Sold - 14/10/2025

Duplex 3  2  2 



## Spacious Duplex Living ? No Body Corporate Fees!

Looking for the perfect blend of comfort, convenience, and lifestyle?

- \* 3 light-filled bedrooms with built-ins & ceiling fans
- \* The master bedroom with ensuite & walk-in robe
- \* Stylish main bathroom with bathtub, shower + separate toilet
- \* Well-appointed kitchen with loads of storage, bench space & dishwasher
- \* Year-round comfort with air-conditioning in living & master bedroom
- \* Charming courtyard with lush established gardens
- \* Generous outdoor entertaining area  $\approx \frac{1}{2}$  perfect for gatherings
- \* Private, fully fenced yard  $\approx \frac{1}{2}$  secure & low maintenance
- \* Double lock-up garage + extra off-street parking
- \* No body corporate fees
- \* Flexible front yard layout  $\approx \frac{1}{2}$  ideal for boat, trailer or extra car parking

Property Expenses:

- \* Council Rates Approx. \$1,272 bi-annually
- \* Water Rates Approx. \$ 461.00 per-quarter
- \* New Rental Appraisal Approx. \$770 - \$800pw  
(Currently tenanted until March 2026)

Nestled in a quiet family-friendly cul-de-sac with a central park, this home offers unbeatable convenience.

Just minutes to the M1 motorway, Griffith University, Gold Coast University Hospital, Trinity Lutheran College, plus a range of shopping, dining & lifestyle hubs.

Whether you're upsizing, downsizing, or investing  $\approx \frac{1}{2}$  this is an opportunity you won't want to miss.

The possibilities are endless  $\approx \frac{1}{4}$  inspect soon and secure your slice of Gold Coast living!

### Listed By

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Open for Inspection

By Appointment.

