

**7 Koobil Street, Rochedale South, QLD, 4123**



**House For Sale**

Sunday, 3 November 2024

7 Koobil Street, Rochedale South, QLD, 4123

**Bedrooms: 4**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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## Charming Lowset Home on Expansive 782m<sup>2</sup> Block!

Motivated seller is committed elsewhere and this property must be sold now!

This well maintained, beautifully presented lowset home is unique in design and packed with character features throughout, it boasts a spacious layout that offers open living and dining combined with very generous bedrooms and a thoughtful use of glass doors and windows to invite in a flow of natural light.

The kitchen is well equipped with good storage and quality appliances including electric cooktop and oven and there is an expansive covered patio and BBQ area that is ideal for easy entertaining in any weather.

The home incorporates 4 bedrooms, 3 of which include built in robes and ceiling fans with the 4th representing the ideal work from home space if desired, offering separate access.

Situated in a lovely street in Rochedale South perched on a flat 782m<sup>2</sup> block in a prime location. Whether you're an investor seeking a reliable rental income or a home buyer ready to step into the property ladder, this property is a fantastic choice. Don't miss this opportunity!

### Property Highlights:

- 3 spacious bedrooms with built-in wardrobes and ceiling fans
- Study or 4th bedroom with separate access
- Well-appointed, functional kitchen
- Air conditioning
- Oversized carport accommodating up to 4 vehicles
- Expansive covered entertainment and BBQ area
- Convenient side access for a trailer or additional storage

### Prime Location - Close to All Essential Amenities:

- Walking distance to Rochedale Shopping Village and nearby bus stops
- 5 minutes to Springwood shopping precinct
- 5 minutes to several sought after schools, including Redeemer College and Rochedale State School
- Quick access to major motorways
- 10 minutes to Sunnybank and Garden City
- 20 minutes to Brisbane CBD and Airport
- 40 minutes to the Gold Coast