

**1/6 Eugenia Ave, Rothwell, Qld 4022**



**House For Sale**

Monday, 8 January 2024

1/6 Eugenia Ave, Rothwell, Qld 4022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 4**

**Area: 145 m2**

**Type: House**



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## For Sale!

This impeccable 3-bedroom duplex offers an unparalleled combination of comfort and accessibility, making it an ideal residence for various lifestyles. Situated conveniently close to parks, shopping precincts, and the bayside, this property is perfect for investors seeking a set-and-forget prospect, first-time homebuyers looking to enter the property market, and downsizers looking for a serene yet connected location. This well-presented 3-bedroom duplex boasts great appeal with the cohesive living and thoughtful layout. Stepping inside the open-plan living space caters for those seeking effortless living with tiled flooring, split system air conditioning and ceiling fans throughout. Leading out to a private yard enjoy outdoor living with the covered patio providing the perfect place to put your feet up and relax. With ample space for entertaining friends and family the fully fenced backyard adds to the overall charm of this residence. Inside, the master bedroom offers plenty of space for you to recharge. Boasting a spacious ensuite and walk-in robe it is the ideal sanctuary. The additional bedrooms are placed to enjoy privacy. The main bathroom includes a separate toilet for added convenience. Embracing the sunlight, the spacious kitchen is a highlight that oversees the living and dining room. The perfect space for connection and catching up on the events of the day, the neutral tones and easy-care finishes ensure that this is as stylish as it is functional. With a double remote garage offering internal access, this property provides a comfortable and modern living experience.

**Property Highlights:-** 3 bedrooms, Master bedroom features air conditioning, ensuite and walk-in robe- Contemporary design with neutral tones- Spacious kitchen with stainless steel appliances, breakfast bar and ample storage space- Open plan living and dining room, seamlessly connected to alfresco through sliding doors making entertaining a breeze- Security screens throughout- Modern and spacious bathroom with abundant storage space- Ceiling fans and split system air conditioning- Tiled flooring in main living zones and carpet in bedrooms- Double remote garage with internal access- Fully fenced yard with private covered patio- Storage shed- Proximity to parks, shopping precincts, and the bayside

Strategically located this abode offers quick access to major hubs. Just 15 minutes away from Westfield North Lakes, residents can enjoy shopping, dining, and entertainment. Redcliffe is only a 15-minute drive, providing access to beautiful beaches, while Brisbane City is a convenient 40-minute commute. With easy access to the Sunshine Coast, this duplex presents an opportunity for a well-connected and enjoyable lifestyle.

- 3 min to Deception Bay State High School
- 4 min to Rothwell Marketplace, with Woolworths, BCF, gyms, health services and an array of dining options
- 6 min to Deception Bay State School
- 6 min to Muller College
- 7 min to Rothwell train station
- 8 min to St Benedicts College
- 15 min to Westfield North Lakes
- 15 mins to Redcliffe
- 30 min to Brisbane Airport
- 40 min to Brisbane

Secure this fantastic opportunity in the heart of Rothwell- a thriving area that is still enjoying a huge surge in demand from buyers and tenants alike. Call Stephane today.

**Disclaimer:** This information is provided for general information purposes only and is based on information provided by the Seller and may be subject to change. No warranty of representation is made as to its accuracy and interested parties should place no reliance on it and should make their own independent enquiries.