

**11 Caitlin Court, Rothwell, Qld 4022**

**Sold House**

Friday, 8 September 2023



11 Caitlin Court, Rothwell, Qld 4022

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 4**

**Area: 850 m2**

**Type: House**



Vicki Ford

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## Contact agent

Private and spacious inside and out, this beautiful home is located in a highly sought-after pocket in Rothwell. \*\*Offers will be considered prior to auction\*\* There is plenty of room for everything here - and all fully council-approved, right down to the fit-outs in the pool shed! Three oversized bedrooms, home office/study, and self-contained pool/day room. This one-owner home has been designed and built to an extremely high level, appointed with quality fixtures & fittings throughout. The epic feature of the home is the sprawling entertainment area that embraces the sparkling pool with a hand-painted mural the full length of the pool. The galley-style kitchen optimizes space, packing in abundant storage and caters to the working triangle and the choice of many chefs. Granite bench tops provide plenty of preparation area. This unique property will capture your inner desire to relax and enjoy this party playground with your friends and family. \*\*Enjoy our 3D Virtual Tour\*\* AVAILABLE TO INSPECT MONDAY TO SATURDAY. Features include: Built 2008\* Expansive Master suite with parents retreat, ensuite with spa bath, large walk-in robe and sliding door access to the alfresco area.\* Two large bedrooms, both with built-ins\* Large study/office at the front of the home\* Open plan living and dining area with light-filled windows\* Fujitsu AOT54LJBYL Ducted 6 zone air con reverse cycle throughout the house. All bedrooms, media room, living areas and office.\* Media Room for home theatre established with power and media connections concealed in built\* 24 Panel ZEVA Solar 5000 System.\* TV's aerials to all bedrooms.\* THERMANN 315THMB136 model Hot water system\* Attic ladder (Drop down stairs) to roof cavity for easy access in the double garage.\* TV power and aerial fitted to the outdoor patio for large-screen TV\* Fully self-contained MBRC-approved Day Room external to the main house 6m x 3m. Lined plasterboard walls and ceiling insulated, air conditioning with tiles and carpet to floor. TV connections and aerial, hot water, kitchenette, shower and toilet.\* MBRC approved - External shed 6m x 4.5m for workshop and mancave. 6 x 2 (240v) outlets installed, 15 amp installed in shed.\* MBRC approved - Carport behind electric gate suitable for 21ft caravan. 4 x LED Fluro lights with 2 x 15 Amp power points for caravan power installed.\* 2-car garage in home tiled to match main house tiles.\* Salt water pool\* For those that travel, the home has 1 x AJAX Hub Security 2 Plus, AJAX PIR Pet-Friendly Sensors Supply and AJAX Indoor Siren, Outdoor Siren, AJAX Keypad, 5 x AJAX Keychain 4 Button Controllers. WIFI. SWANN 11 Camera Security Monitor. Comprising 16 Channel 4K Ultra HD NV System with 2TB HDD, 4K Spotlight IP Security Cameras, and 4k Thermal Sensing NVR Add On Camera With Spotlights. Proudly presented by Vicki Ford, Principal and your local agent of RE/MAX Victory servicing the entire Moreton Shire. "Unstoppable STARTS Here"