

# 12 Promenade Circuit, Rothwell, Qld 4022

## Other For Sale

Thursday, 11 January 2024

12 Promenade Circuit, Rothwell, Qld 4022

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: Other**



John Rohde  
0733693651



Peter Evans  
0733693651

## Offers Over \$785,000

Welcome to modern luxury living in Rothwell! This exquisite 5-year-old home is a testament to contemporary design and comfort. Step into the heart of the house, where a spacious kitchen beckons, seamlessly connected to the dining and lounge areas, creating the perfect ambiance for family gatherings or entertaining guests. The master bedroom is a haven of tranquillity with its ensuite and walk-in-robe, while the other three bedrooms boast generous sizes and built-in robes. Outside, enjoy the privacy of the fully fenced alfresco area, a secluded retreat for relaxation. This home is not just a residence; it's a statement of style and sophistication.

**Property Details:** Built in 2019 13.2kw Solar System Modern high-quality finishes Air-conditioning Top-tier kitchen with walk-in-pantry overlooking dining and lounge area Master bedroom with ensuite and walk-in-robe Private yard with covered entertaining area accessible from dining room and master bedroom Fitted wardrobes Ceiling fans Double lock-up garage

**Location:** Rothwell Community Hall - 2 min walk Starbucks Coffee - 4 min walk Rothwell Station - 4 min drive Elf Walk Playground - 6 min walk Rothwell Shopping Centre - 3 min drive Rothwell Kids Early Learning Centre - 3 min drive Bunnings Rothwell - 5 min drive Harvey Normal Rothwell - 5 min drive Peninsula Fair Shopping Centre - 10 min drive Costco North Lakes - 13 min drive Redcliffe Beach & Markets - 14 min drive Brisbane CBD - 43 min drive Brisbane Airport - 25 min drive

**School Zones:** Deception Bay State School (Prep to Year 6) - 6 min drive Deception Bay State High School (Year 7 to Year 12) - 4 min drive

**Rental:** Currently rented to 24/04/2024 at \$680.00 per week

**Costs:** Water Rates - \$410.00 per quarter approx Council Rates - \$450.00 per quarter approx

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