

13 Trousdell Court, Rockville, Qld 4350



Sold House

Saturday, 9 March 2024

13 Trousdell Court, Rockville, Qld 4350

Bedrooms: 3

Bathrooms: 1

Parkings: 2

Area: 569 m2

Type: House



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\$555,000

Who's Who?- Selling with vacant possession- Ideal for Owner-Occupiers- Investors welcome::: Our current opinion of weekly rental worth is \$525 per week::: That's a 5.06% gross rent yield Immerse yourself in the comfort and warmth of this meticulously maintained brick and tile home - a gem that presents an outstanding opportunity for Families looking to nest, or Investors seeking a valuable addition to their portfolio. From the moment you step through the expansive entrance, you're greeted by a large lounge room bathed in natural light, complete with air conditioning and a cozy fireplace. This space is perfectly oriented with a north-east aspect, so you can enjoy the whole day's lovely passing sun. The home unfolds into an open-plan lounge and dining area, further enhanced with additional reverse cycle air conditioning, creating an inviting atmosphere for entertaining or relaxing family moments. Experience the updated galley-style kitchen, boasting a chef-style gas stove with an electric oven, dishwasher, elegant stone benchtops, and ample pantry space. This delightful setting is sure to inspire your cooking adventures. Accommodation comprises three generously sized bedrooms, all equipped with built-in wardrobes, offering ample storage and personal space for all family members. The main bedroom features reverse cycle air-conditioning to ensure your comfort year-round. The main bathroom has been tastefully upgraded with a modern shower, complementing the home's polished aesthetics. Practicality is key in the separate laundry room, featuring a single wash tub, auto taps, and convenient two-way access. Secure parking is provided by a single lock-up garage with remote control access to the roller door, alongside an additional carport. Entertaining is a breeze with the large undercover patio area, promising memorable gatherings in any season. The property also includes a single garden shed for additional storage, while the insulated ceiling and the approx. 4kW solar system adds to the home's comfort and energy efficiency. The beautifully presented, low-maintenance gardens and fully fenced rear yard create a serene outdoor haven for pets and leisure alike. Additional Highlights:- Situated in a quiet neighborhood atop a hill, ensuring no flood issues. - Proximity to St Andrews Private Hospital and the upcoming Toowoomba General Hospital site, likely to accelerate future capital growth spurred by major hospital infrastructure projects. Don't miss out on the chance to make this ideally located, beautifully presented home yours, whether as a cherished family haven or a strategic investment with promising returns. For your convenience, The Jacqui Walker Sells Team is ready for your call, SMS or inquiry. SEE NOW!***Disclaimer: All care taken, however you are encouraged to independently verify all figures, measurements and indications.