

18 Rohl Road, Walloon, Qld 4306

Sold House

Wednesday, 31 January 2024



18 Rohl Road, Walloon, Qld 4306

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Steve Athanates
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\$710,000

Welcome to a residence that seamlessly marries sophisticated style with everyday practicality – a meticulously designed property that effortlessly blends elegance and functionality. This Metricon build is only just over a year old and has the balance of full structural warranty through the QBCC! Embracing sustainability, the 3.2KW solar system not only speaks to eco-conscious living but also promises energy efficiency and considerable cost savings. The fully fenced yard extends a haven, providing a secure and tranquil retreat for your family. Indoors, the 9-foot ceilings create an airy ambiance, complemented by a multi-zone Fujitsu ducted air conditioning system that ensures comfort tailored to your preferences. The smart panel control unit integrates technology seamlessly, offering a level of convenience that enhances daily living. Practical touches such as fly screens on windows and natural gas to the home including gas fittings to the outdoor barbecue area adds functionality to the designer's touch, with laminate floors and chic pendant lights defining a modern aesthetic throughout. A versatile media room complete with cavity doors and a black interior, stands ready to transform into an entertainment hub for various occasions or can be converted into another bedroom, providing a flexible space to suit your lifestyle. The master bedroom is a true retreat, featuring pendant lights, a walk-in robe, and a modern ensuite. Dual vanities and a spacious dual shower introduce an element of functionality without unnecessary opulence. The additional bedrooms maintain the sleek and modern aesthetic, each offering built-in robes for convenient storage solutions. This thoughtful design ensures a comfortable and organized lifestyle for the entire household. The heart of the home resides in the open-plan living, kitchen, and dining areas. Here, thoughtfully chosen appliances, a spacious pantry, and stone benchtops define a space that is both practical and charming, creating a central gathering point for family and friends. Step outside to discover the covered entertainment area, complete with a brand new plunge pool, and an expansive yard that invites various outdoor activities – a seamless transition from indoor to outdoor living. This property is more than just a house; it offers a practical and comfortable lifestyle. Don't miss this opportunity – contact us today to arrange a viewing and experience the refined living this home has to offer. For the investors, this amazing property has been rent appraised at \$680 - \$700 per week. Ipswich City Council Rates: \$424 per quarter (subject to change) Urban Utilities Water Charges: \$232 plus consumption (subject to change) Don't be disappointed, call me now - I'm waiting for your call. Listing Agents: Steve Athanates & Carl Marbella Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ipswich - with Offices at Brassall, Ripley, Karalee, Greater Springfield and Toowoomba – Our Five (5) Great Locations Means We've got Ipswich and its Surrounds Covered! Results Speak Louder Than Words Disclaimer: NGU Real Estate Ipswich has taken all reasonable steps to ensure that the information in this advertisement is true and correct but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own inquiries to verify the information contained in this advertisement.