

**24/70 Dorset Drive, Rochedale South, Qld 4123**



**Villa For Sale**

Wednesday, 12 June 2024

24/70 Dorset Drive, Rochedale South, Qld 4123

**Bedrooms: 3**

**Bathrooms: 1**

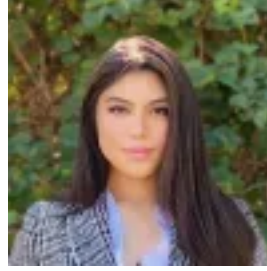
**Parkings: 2**

**Area: 415 m2**

**Type: Villa**



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## Auction

A rare opportunity awaits in Rochedale South with super low body corporate fee! - this gorgeous fully renovated lowset villa is in an unbeatable location is primed and ready for new owners! This beautiful and affordable lowset 3 bedroom villa is located in the 'Lea Court' estate, a prime location that offers accessibility to all amenities. Very well-presented, spacious and with a smart floorplan providing a low-maintenance lifestyle for its new owners. The pretty front porch is paved and shady and a lovely spot for quiet relaxation. This owner-occupied villa is immaculately presented and designed for effortless, low-maintenance living. Ideally located within walking distance to local amenities and with quick access to the M2, this home offers leisure and ease in equal measure. Auction Details: IN-ROOM AUCTIONS 26TH OF JUNE 2024 REGISTRATION STARTS AT 05:00 AUCTION STARTS AT 06:00PM Bidder Registration Link:

<https://auctionslive.com/app/bidder-registration/JRyZG> Enjoy the open plan living areas, with excellent flow from the lounge, dining and kitchen through to the large undercover entertainment area. Don't be surprised if you spend most of your time outside. The living area flows out through sliding doors to a fantastic landscaped yard. Large, very private and perfect for entertaining. You will forget you are in a complex. Some Features:- Beautifully renovated three-bed villa, perfect for first home buyers and downsizers- Low body corp. \$500 approx/ quarter- Massive land size of 415m<sup>2</sup> and a floorplan of 141m<sup>2</sup>- Three well-sized bedrooms with built-in robes, plus renovated family bathroom- Modern family style kitchen with plenty of bench & cupboard space- Fans in each room and aircons- Large block with further extension possible to add another 2 bedroom and one bathroom- Beautiful & well maintained gardens with multiple entertainment areas- 6.6Kw solar system- New hot water system (solar)- Wonderful location in a quiet complex next door to parks, shops, and much more- Bright and airy living and dining area opens to spacious backyard with open air patio and gardens- Great investment opportunity with low body corporate fees- Large garden shed- Spacious laundry with further storage- Security grills on all windows and doors Location & Complex Features: Dorset Drive offers a reliable bus service at the front of this Lea Court unit complex, and it is situated a reasonable walking distance to shops and amenities. Located within the school catchment area for Rochedale South SS and Rochedale SHS, this prestigious address is conveniently close to esteemed private schools, local shopping and dining options at Rochedale Shopping Village and Rochedale Markets, as well as easy access to the CBD through nearby bus services and motorway connections. Contact Syed @04165 498 295 or Serena @0409 455 287 To register your interest or to book a private inspection. All open home timings will be posted online weekly. Disclaimer: This property is being sold by auction or without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes. All information contained herein is gathered from sources we consider to be reliable. However we can not guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries. Please be advised that some images included in our marketing materials feature virtual staging techniques designed to illustrate the property's potential appearance; these digitally altered images do not represent its current condition.