

**25 Rothfall Chase, Aroona, Qld 4551**



**Sold House**

Friday, 25 August 2023

25 Rothfall Chase, Aroona, Qld 4551

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 719 m2**

**Type: House**



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**\$945,000**

Beyond the façade of this single level residence lies a cleverly designed floor plan with generous proportions and light filled interiors. The home is instantly appealing, placed in a quiet tree-lined street only 3km\* from the beach and offers a perfect location within walking distance to schools and shops. The open-plan living and dining area provides plenty of space for entertaining, with a renovated kitchen featuring stainless steel appliances and ample storage. Relax in the comfortable family room or retreat to the master suite, which boasts a walk-in closet and private ensuite. The fabulous fully fenced, level backyard offers ample room for active households with more than enough space for a pool, veggie gardens and sheds if required. AT A GLANCE:- 719m<sup>2</sup> level block in a quiet, leafy position- Open plan living and dining area flowing out to the outdoor entertainment area- Huge, light-filled lounge/family room - Stunningly renovated kitchen with grand island bench, quality European appliances and ample storage space - Tranquil main bedroom located at the back of the property with walk-in robe and ensuite- Flexible floorplan with option of study/media room or 4th bedroom - Separate studio or workshop - 20 Solar panels- Fully fenced with electric gates for total privacy- Space for boats, trailers, and vans!- Level yard with room for a pool, veggie gardens and active households!- Double lock-up garage with internal entry and automated doors- Easy walk to school and Parklands Shopping Centre with Aldi, Tavern, medical facilities and more- Talara School catchment area- Short 3kms\* to the beach- 10 minute drive to the new Sunshine Coast Hospital hub- Easy access to the Bruce Highway for commute to Brisbane\*approximately\*Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.