

# 3 Clancy Court, Rothwell, Qld 4022



## House For Sale

Tuesday, 6 February 2024

3 Clancy Court, Rothwell, Qld 4022

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Jay Michelle Peters  
0404999593

## JUST LISTED!

Step into the epitome of comfort and convenience with this exquisite 3-bedroom, 2-bathroom home nestled on a generous and private 640m<sup>2</sup> block. Built by Burbank Homes in 2014, this one owner residence boasts unparalleled features designed to elevate your lifestyle. Upon entry, you're greeted by a spacious tiled foyer leading to a spacious living/dining area and modern kitchen complete with a multi-functional electric oven and gas hob, walk in pantry and dishwasher perfect for your culinary endeavours. Relax in the luxurious master bedroom complimented by the walk-in robe and contemporary ensuite adorned with floor-to-ceiling white tiles. The additional bedrooms all with built in mirrored robes and ceiling fans share the main bathroom that boasts semi-frameless shower, bath and single vanity. Tranquillity and comfort are ensured with privacy-tinted windows throughout. Entertain guests in style in your alfresco area overlooking the stunning saltwater inground concrete swimming pool, complete with a water feature and pool blanket for added convenience. Control pool functions effortlessly with the MyDolphin smartphone App and Aqua Temp App. Stay comfortable year-round with Advantage Air ducted zone air conditioning and take advantage of the 10kw Fronius Solargain solar panels for energy efficiency. The fully fenced block offers privacy and security, while the garden shed and raised timber frame vegetable garden provide additional practicality. Located in close proximity to Rothwell shops, schools, and transport options, including the Rothwell Train station just 2.2 km away, this home offers the perfect blend of luxury and convenience for discerning buyers. Don't miss out on the opportunity to make this private oasis your own. Contact Jay and Michelle today on 0404 999 593.

3-bedroom, 2-bathroom home on a generous 640m<sup>2</sup> block- Built by Burbank Homes in 2014- Spacious tiled foyer upon entry- Living/dining area adjacent to modern kitchen- Multi-functional electric oven and gas hob- Walk-in pantry and dishwasher for culinary endeavours- Luxurious master bedroom with walk-in robe and contemporary ensuite- Floor-to-ceiling white tiles in ensuite- Additional bedrooms with built-in mirrored robes and ceiling fans- Main bathroom with semi-frameless shower, bath, and single vanity- Privacy-tinted windows throughout- Alfresco area for entertaining- Saltwater inground concrete swimming pool with water feature- Pool blanket for added convenience- Control pool functions with MyDolphin smartphone App and Aqua Temp App- Advantage Air ducted zone air conditioning for year-round comfort- 10kw Fronius Solargain solar panels for energy efficiency- Fully fenced block for privacy and security- Garden shed for additional storage- Raised timber frame vegetable garden for practicality