

45 Rothern Drive, Rochedale South, Qld 4123



House For Sale

Monday, 18 March 2024

45 Rothern Drive, Rochedale South, Qld 4123

Bedrooms: 5

Bathrooms: 2

Parkings: 2

Area: 1083 m2

Type: House



Zishaan Omar
0730598600



Harsh Bhasin
0730598600

Auction

Auction Details: Saturday, 6th of April On-Site. Doors open at 1:30pm with Auction commencing at 2pm. If you're looking for a property brimming with potential, look no further! This home on a huge block of over 1,000m² in a prime position within Rochedale South will delight those seeking their next prosperous venture, or a spacious residence within a vibrant location, designed to accommodate large families, and lucrative rental opportunities. Holding potential for subdivision into two separate blocks, one of 541m², and the second of 542m², this property is positioned to enjoy all the excitement this esteemed locale is known for. Within walking distance to public transport, restaurants, beauty parlors and hairdressers, recreational gyms and wellness centers, and much more, this location extends the offer of a lifestyle only a lucky few are able to experience. With consideration for other ventures available, including caretakers' accommodation, childcare centre, community use, food and drink outlet, health care service, multiple dwellings, shop or residential and retirement facility, this lends itself to a variety of uses. If it's a place to call 'home' you're looking for, you'll delight in the scale and functionality of this home's design. Sprawled across one level, the home offers an abundance of space through its thoughtful design. Offering three separate living areas, including a media room, family area, and another living space in a designated living wing, it accommodates to easy living and entertaining. Four bedrooms are laced throughout, allowing each resident the luxury of their own space. A renovated bathroom of a generous scale services three of these bedrooms, whilst a second bathroom located in the second living wing services this space. Astute investors will note the potential to convert the home to dual-living - through some subtle renovations, this home can offer dual occupancy, promising a fantastic rental return. A block of this scale within this blue-chip location lends itself to enjoying a strong rent return from quality tenants, whilst the value of the home continues to soar in value. Outside, an enclosed alfresco of vast proportions caters to your outdoor entertaining needs, whilst lashings of immaculate grounds allow ample space for the kids and pets to play! Features Include:

- Subdivision Potential
- In a prime location, located within walking distance to a number of brand-new developments
- Strong rental return, with an opportunity to convert to dual living for an even higher return
- Council consideration to pursue other development opportunities - please contact us for further information.

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 should rely solely on their own enquiries.