

# 50 Kookaburra Circuit, Rochedale, Qld 4123

## House For Sale

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50 Kookaburra Circuit, Rochedale, Qld 4123

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 425 m2

Type: House



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## Auction

This home doesn't get wrapped up in hype; instead, it showcases a perfect enmeshing of consideration and functionality. With an on-point locale, this single level home is ideal for those wanting the coveted Mansfield State High School catchment, young families, growing families, downsizers and those who are looking for a home that promotes lifestyle over fuss. Reclaiming your weekends, the yard is perfect for families with children and pets and does not require copious upkeep. The allotment is 425m<sup>2</sup> and has been designed to capture a lifestyle focused on play and effortless entertaining. There is a full width covered alfresco area that is large enough to multi-zone for leisure and dining making an ideal area to relax and unwind in. Northerly facing, unsurprisingly this home captures an abundance of natural light and makes best of our South East Queensland's climate. Enhancing your comfort, there are split-system air-conditioning units in the living area and master suite and ceiling fans promoting cross ventilation throughout. Walking through this 4-bedroom home, you get a sense of the meaning of 'family'. Everyone has been considered and there is space for all. There are four well proportioned bedrooms, two-bathrooms, an open-plan living & dining area, separate rumpus and sprawling the stacker doors open, the alfresco area creates additional living space. Crisp and understated, the kitchen serves up more than you'd expect. There is a walk-in-pantry to hide the expected mess that comes with whipping up culinary delights. With a 'hosting ready' list of inclusions, this kitchen easily delivers the goods with stone countertops, stainless steel appliances, gas cooking, 6-burner cooktop, dishwasher, expansive kitchen island with integrated breakfast bar and endless storage. The master suite is spacious and complete with an ensuite, walk-in-robe, toe-curling carpets underfoot, air-conditioning, ceiling fans and private access to the alfresco area. And, as a parent, what you'll give to one child you'll give to another and the additional bedrooms of this home allows you to do just that with three equally sized rooms, all with cozy carpets, built-in-ropes and ceiling fans. You'll fit right in with local amenities including: in catchment for acclaimed Rochedale State School & coveted Mansfield State High School 5 minute drive to Redeemer Lutheran College easy walk to parkland with playground and basketball court nearby bus stop (City route) easy access to Brisbane's CBD via South East Freeway, and only moments away from Pacific, Gateway and Logan Motorways in proximity to Eight Mile Plains busway moments away from Rochedale Village Shopping Centre & Rochedale Central Shopping Centre

Features at a glance: single level family home Metricon built on a 425m<sup>2</sup> level allotment 4 generously sized bedrooms - master suite with ensuite & walk-in-robe 2 bathrooms - family bathroom with separate toilet multiple split-system air-conditioning units & ceiling fans throughout easy-care timber laminate flooring in high traffic areas & toe-curling carpets in restful zones double lockup garage + additional parking in driveway huge alfresco area - full width of home! great sized backyard - fully fenced / low upkeep landscaping and turf / garage shed - ideal space for kids and pets security screens throughout solar power

Having grabbed your attention, you can come and see this property for yourself at one of our upcoming open homes. Contact Nick Yamada today on 0415 757 768. An inspection is a must!