

**62 Aspire Street, Rochedale, Qld 4123**



**House For Sale**

Tuesday, 30 April 2024

62 Aspire Street, Rochedale, Qld 4123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 452 m2**

**Type: House**



Lance Lesslar  
0480329630

## Auction

Lance Lesslar from Happy Real Estate is proud to present 62 Aspire Street, Rochedale\* AUCTION ON-SITE: Saturday 18th May 2024 at 2:00pm \*Grab this rare opportunity to own a near new, never lived in home in the prestigious and highly desirable heart of Rochedale. This exquisite double-storey residence showcases an effortless and elegant contemporary design with luxurious finishes. Perfect for those discerning buyers looking for a sophisticated yet warm and welcoming family home. Solid all round fencing provides privacy, and the wide driveway allows an easy approach to the oversized, triple remote garage. The large tiled front patio gives you the option to create another outdoor area for entertaining or a space to just relax and watch the neighbourhood go by. As you step inside, you are warmly welcomed by the ambient downlights that illuminate the tiled hallway floor. To your left you will find the media/rumpus room, a sizeable laundry, and a powder room which is convenient for those times when guests drop by. Progress a little further and you will arrive at the heart of the home where the open-plan lounge, dining, and kitchen area meet, a space that offers the perfect balance of sophisticated hosting and tranquil relaxation. The contemporary kitchen is adorned with modern fixtures and features an island bench that can be transformed into a breakfast bar, lustrous stone counter tops, stainless steel rangehood, large gas cooktop with electric oven, and a dishwasher. The vast walk-in pantry offers endless amounts of storage, making it a delight to cater for both intimate family dinners and grand gatherings. Open the sliding glass doors to the alfresco patio and you are provided with an abundance of space with seamless indoor/outdoor integration, perfect for entertaining. Moving upstairs and you will discover four generous sized bedrooms, all with ceiling fans, that await to provide the family with blissful slumber. The main bedroom features an ensuite with double vanity, walk-in wardrobe, and a large private balcony. This is the ultimate parents retreat where you can relax and take in the glorious sunsets. The remaining three bedrooms have built-in wardrobes with mirrored sliding doors and are well designed to capture plenty of natural light. You'll also find the main bathroom with bathtub, a study nook and a large linen cupboard offering plenty of storage space. The fully fenced flat backyard is an idyllic playground for energetic children and pets, offering plenty of space and privacy, whilst the pawpaw and orange trees will keep the gardening enthusiast busy. If a pool is desired, there is enough space for one and the drive-through garage will make the installation a breeze. Features at a glance: • Ceiling fans • Ducted air-conditioning with 4 zones • Study nook • Intercom & alarm system • Powder room downstairs • Mains gas supply • Gas hot water • Gas cooktop & electric oven • Kitchen with stone countertops & walk-in pantry • Dishwasher + fridge • Under stairs storage space • Washing machine • Triple remote garage with rear roller door access to backyard • Storage shelving in garage

The location ensures swift access to the Motorway, placing you just 25 minutes from Brisbane's bustling cityscape and 40 minutes from the sunny Gold Coast. At just a stone's throw away, Westfield Mt Gravatt awaits... a hub for shopping, dining, and entertainment. Within this prestigious neighbourhood, you can expect to lead an elite lifestyle with ease being only a:- 4 minute walk to Ken Vanstone Park- 2 minute drive to Rochedale Village- 3 minute drive to Rochedale State School- 5 minute drive to Redeemer Lutheran College

This Rochedale residence is a beacon of modern living and convenience. Offering a harmonious blend of style, space, and serenity, this is your unique opportunity to own a piece of sophistication in one of Brisbane's most sought-after suburbs. Call Lance Lesslar NOW on 0480 329 630. Please Note: 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. If you are planning to bid by phone or online, please make sure that you contact us at least 48 hours prior to the commencement of the auction so that our team can ensure all auction documentation is completed and you are registered to participate. Disclaimer: All information found in this document has been collected from sources that we believe to be reliable. However, we are not able to offer any guarantee about the information contained and therefore interested parties should also make their own investigations and research.