

7 Kenora Court, Rockville, Qld 4350



Sold House

Monday, 14 August 2023

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Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 600 m2

Type: House



James ODonohue
0488144347



Shaun Blackburn
0490499194

\$370,000

- 3 good sized bedrooms - Spacious carpeted lounge room boasting reverse cycle air- conditioning- Private, neat and tidy kitchen overlooking the back yard with electric stove- Dining room adjacent to the kitchen- Family bathroom complete with shower over bath, vanity and built-in linen cupboard- Separate toilet for added convenience internal laundry with single wash tub- Security screens fitted to doors and windows- Single covered carport with access to the backyard- Spacious privacy fenced backyard- Set on a good sized 600m2 allotment- Currently rented at \$350 per week until March 2024

Situated in a quiet cul-de-sac, 7 Kenora Court offers a spacious and welcoming brick and tile home, perfect for both investors and first-time home buyers alike. With its convenient location in Rockville, this property provides comfort, convenience, and potential for its future owners. Step inside this well-designed residence and discover a layout that caters to comfortable family living. The home features three good-sized bedrooms, providing ample space for everyone to enjoy. The spacious lounge room, carpeted for added coziness, is situated at the front of the house, offering a relaxing space for gatherings and entertainment. The centrally located kitchen is neat and tidy, equipped with a freestanding electric stove, a single bowl sink, and an abundance of bench space and cupboards. Adjacent to the kitchen is the dining room, creating a seamless flow for family meals and shared moments. The family bathroom boasts a convenient shower over bath, a vanity, and a built-in linen cupboard. Additionally, there is a separate toilet and the internal laundry includes a single wash tub, catering to everyday household needs. Security screens have been thoughtfully fitted to the doors and windows, providing peace of mind. Outside, a spacious and privately fenced backyard awaits, offering ample room for children to play, outdoor activities, or a blank slate for the budding gardener. Set on a good-sized 600m2 allotment, there is plenty of space to enjoy and make your own. Completing this property is a single covered carport with convenient backyard access, adding to its practicality and ease of living. In terms of location, 7 Kenora Court enjoys a desirable position within walking distance to Rockville State School and Wilsonton State High School, making it an excellent choice for families with school-aged children. Nearby parks, shopping centers, and local amenities are easily accessible, ensuring convenience and a well-rounded lifestyle. Notably, the proposed new Toowoomba Hospital, just a few blocks away, further enhances the appeal of this location and presents exciting future capital growth prospects. Investors - the home is currently rented at \$350 per week until March 2024. Don't miss the opportunity to secure this spacious family home in Rockville. Whether you're an astute investor seeking a promising rental property or a first-time home buyer looking for comfort and convenience, 7 Kenora Court is must-see. Contact us today to arrange a viewing and seize this exceptional opportunity. The current occupant's furniture has been removed digitally. Some of the images might be slightly inaccurate. The best possible care has been taken to reflect the property in its true form (Good!). General rates: currently \$1,099.44 net per half year Water rates: currently \$314.59 net per half year plus consumption Home Built: 1980