

# 73 Eagle Parade, Rochedale, Qld 4123

## House For Sale

Friday, 3 May 2024



73 Eagle Parade, Rochedale, Qld 4123

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 206 m2

Type: House



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## Initiate a Negotiation

Welcome to 73 Eagle Parade Rochedale, a stunning 4-bedroom, 2-bathroom Townhouse with luxurious features throughout. This property boasts a spacious ensuite, three toilets, and a double garage, providing ample space for a growing family or those who love to entertain. The modern design of this house includes a dishwasher, ducted cooling, and ducted heating for year-round comfort. The architecture and interior design are sure to impress, with a well-thought-out floor plan and high-quality flooring throughout. Located on a generous 206 sqm block, with a building area of 210 sqm, this property offers plenty of space both indoors and out. Don't miss the opportunity to make this beautiful house your new home.

**Upstairs Features:**

- 4 Spacious carpeted bedrooms
- Master with stylish Ensuite, his and hers walk-in robe and balcony
- 3 other double size bedrooms with ceiling fans and built-ins
- Centrally located main bathroom with separate shower, full size tub
- Timber look floating vanities with stone tops
- Separate toilet
- Quality twist pile carpeting

**Downstairs Features:**

- Generous living area filled with natural light
- Separate dining area
- Ultra modern kitchen featuring island bench with waterfall island stone benchtop
- Stainless appliances including under bench oven gas hotplate and range hood
- Stylish timber look overhead cabinetry over 2pac white cabinets.
- Study area adjacent the kitchen
- Family room with sliding door access to the alfresco dining area
- Covered alfresco dining area leading out to double garage
- Internal laundry conveniently tucked away in a cupboard next to the downstairs powder room.
- Quality hardwearing easy care tiling throughout.

Be impressed with this stylish property located within close proximity to all major services and just 18km from Brisbane CBD. 12km to QE11 Hospital and Griffith Universities. 8 kilometers to Westfields Mt Gravatt. Rochedale State High and Primary schools within 4 kilometres and just 2 kilometres to the local Rochedale Village shopping centre where you will find a variety of shopping and dining choices. Getting around is a breeze with access to the M1 & M3 Motorways just 8 minutes drive. Be at the Brisbane Airport in just 24 minutes or head to all the fun of the Gold Coast in just under an hour.

**For the investor:** Current rent \$800 weekly Rental appraisal \$850 weekly Strata Fees \$2542pa Current lease expiry 6/11/2024 Price guide: Initiate a Negotiation Don't miss out on this opportunity in the sort after Rochedale Estate Rochedale. Contact us today to arrange a viewing and make an offer on this fantastic property. Contact Glenn Flanagan on 0410 537 964 or Email [glenn@imagerealty.com.au](mailto:glenn@imagerealty.com.au)