

81 Kate Circuit, Rochedale, Qld 4123

Terrace For Sale

Monday, 20 May 2024

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Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 193 m2

Type: Terrace



Daniel Husarek
0738416449



Janelle Platt
0738416449

Submit Offers

Welcome to 81 Kate Circuit! A charming and contemporary terrace home nestled in the highly sought-after Rochedale Estates. This modern two-storey residence offers an exceptional lifestyle for first home buyers, investors, downsizers, and small families alike. This is a place you will want to call home – The Rochedale Estates offers a community lifestyle like no other. With an abundance of parks, playgrounds and preserved conservation areas, along with the exclusive "lifestyle centre" at its heart – be quick on this one, as savvy buyers will be keen to make this home their own!!

Property Features:

Downstairs: Multiple Living Spaces: Enter through the private, secure courtyard into the carpeted formal living area. Featuring high ceilings and split system air conditioner for year-round comfort. Then head into the open plan lounge/dining area, tiled and air conditioned with large glass sliders that lead out to the rear alfresco. **Gourmet Kitchen:** The well-appointed kitchen boasts stone bench tops including an island bench, stainless-steel appliances, a plumbed fridge cavity, and ample cupboard space, making meal preparation a delight. **Outdoor Entertaining:** Glass sliding doors open out to a beautiful landscaped alfresco area, perfect for dining and relaxing while enjoying the serene bushland views. **Convenient Amenities:** The lower level also includes a powder room, separate laundry, and ample storage cupboards. **Upstairs:** **Master Suite:** The master bedroom features a private balcony overlooking the tranquil bushland, built in robes, and a luxe ensuite. **Additional Bedrooms:** Two more spacious bedrooms with built-in robes and ceiling fans provide comfortable living for the whole family. They share access to a well-appointed family bathroom with separate bath and shower. **Extra Features:** **Air Conditioning:** Ducted air conditioning throughout the upstairs bedrooms ensures your comfort. **Solar Electricity:** Save on energy bills with the installed 6kw solar electricity system. **Beautiful Landscaped Gardens:** The property features a cute, landscaped courtyard at the front and a beautifully landscaped backyard with an alfresco area, perfect for outdoor enjoyment. **Secure Parking:** A double remote-controlled garage adds convenience and security. **Exclusive Lifestyle Amenities:** As a resident of Rochedale Estates, you'll enjoy exclusive access to the Lifestyle Centre, which includes:

- A beach pool and heated 25m lap pool
- Upmarket shower/change rooms
- Private cinema and business centre
- Two floodlit tennis courts
- A funky licensed coffee shop/restaurant
- BBQ areas and a residents' Club Lounge/function room with fridges, plasma TV, and pool table
- A well-equipped, air-conditioned gymnasium

Prime Location: Situated within the prestigious Rochedale Estates and only a hop, skip and a jump to the amenities within the Lifestyle Centre, this home is also just 18 kilometres from the Brisbane CBD. It is close to Redeemer Lutheran College, Rochedale Primary School, and State High School. Enjoy easy access to shopping centres, medical facilities, boutique cafes, and public transport, with bus stops within walking distance.

Summary of Features:

- 3 bedrooms with built-in wardrobes and ceiling fans
- Master bedroom with walk-in robe, balcony, and ensuite
- Separate powder room & laundry
- High ceilings and 2 split system air conditioners downstairs
- Ducted air conditioning upstairs
- Solar electricity
- Beautifully landscaped courtyard and backyard
- Covered alfresco area
- Secure parking with remote-controlled garage

Don't miss the opportunity to own this stylish and spacious home in one of Rochedale's most prestigious communities. Whether you're looking for low-maintenance living or a solid investment, 81 Kate Circuit offers the perfect blend of luxury, convenience, and lifestyle. **The Essentials:**

- Body Corporate Levies – Approx. \$45pw
- Council Rates – Approx. \$1600 p.a.
- Water Rates - Approx. \$940 p.a (not including usage)
- Rent Appraisal – Approx. \$750pw - \$775pw

Contact us today to arrange a viewing and experience the unparalleled lifestyle of Rochedale Estates. **Advertising Disclaimer:** We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. **Price Disclaimer:** IF this property is being sold without a price, please note that a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only