

9 Merlin Court, Rochedale South, Qld 4123



House For Sale

Wednesday, 1 May 2024

9 Merlin Court, Rochedale South, Qld 4123

Bedrooms: 3

Bathrooms: 1

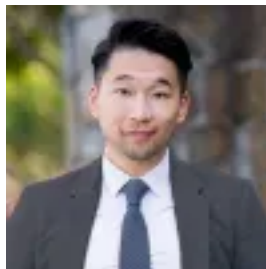
Parkings: 1

Area: 760 m2

Type: House



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Auction

HIDDEN GEM WITH HUGE POTENTIAL IN QUIET CUL-DE-SAC On your marks! Get set! GO!! As far as races would run, this would be a clear winner! Standing proud and strong, this humble brick lowset home may not be showing its best now, but for the right buyer, with a depth of conviction, invention and reimagination this home will turn heads and build wealth. Whether you have your eyes on starting out in the market, reimaging for profit, redeveloping for a dream home or tenanting this property, you cannot over capitalize on the enviable location! Offering great bones for any facelift you may consider, this 3-bedroom home has air-conditioning in the living room, a dining room, bathroom with separate toilet, a keenly sized kitchen, internal laundry, and a wealth of potential! Sitting pretty on an elevated block, the grounds are unpretentious with rambling trees, scattered gardens and ample lawn. Perfect for Queensland summers, and honouring the dream of having the quintessential backyard, this property provides space for a game of cricket, or perhaps you may prefer the idea of an extension or indeed, a pool (STCA). Rochedale South is in a high growth corridor, a short 20 minutes from Brisbane's CBD, and an easy 35-minutes to the "Goldie" whilst boasting unparalleled access to amenities. Springwood Road State School and Springwood State High School are just minutes away, ensuring stress-free school runs. Convenience is yours for the taking with Arndale Shopping Centre, Springwood Mall, Underwood MarketPlace Shopping Centre & Rochedale Village nearby, an established public transport network is on your doorstep & your choice of family friendly parks and reserves are in proximity. Features at a glance:- Charming lowset brick home with great bones, in a liveable condition & ready for a revamp! - 3 bedrooms - all with BIR | 1 bathroom with separate toilet | 1 carport - Impressive 760m² elevated allotment with a north-facing aspect - NEW timber look vinyl flooring - Multi-purpose room with provision for a fourth bedroom - Massive (fenced) backyard with a huge shed and loads of room to consider extending, building up or perhaps a pool (STCA) - Air-conditioning + ceiling fan in living room - Security grills on windows and doors - Exceptional location for a lifetime of convenience Roll up your sleeves and get cracking! Offering the opportunity for an excellent return with a quality renovation, this property's growth potential cannot be underestimated! Do not delay, a property with this much potential will capture the imagination of those who inspect. Contact Nick Yamada today for further information.