

**9 Netherby Street, Rochedale South, Qld 4123**



**House For Sale**

Friday, 8 March 2024

9 Netherby Street, Rochedale South, Qld 4123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 3**

**Area: 761 m2**

**Type: House**



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## Taking All Offers This Sat

A popular catchphrase in the real estate world is "location, location, location", and in this instance, it is most definitely relevant. This property is in one of the best available blocks in Rochedale South, and surrounded by retail centres including Rochedale Village, and schools including Rochedale South State School, St. Peter's Catholic Primary School, Rochedale State High School and Redeemer Lutheran College. This property is only 3 mins away from residential estates like Rochedale Estates and Arise Rochedale where land prices are fetching close to \$3,000 per m<sup>2</sup>, the fortunate thing is that you don't pay anything close to that price over here! You can also drive to the Brisbane CBD in under half an hour, or seamlessly commute via the Rochedale Bus Station Park 'n' Ride or the Brisbane Metro Depot, both of which are currently under construction and near completion. Underwood Park is also close by with its BBQ facilities, children's play area and large off-leash area for your furry friend. This family-friendly brick home is set on a sizeable 756m<sup>2</sup> flat block, and has 4x (possibly 5) bedrooms and 2x bathrooms. The size of the block, its enviable location and its renovation potential make this a rare find in the area. The value of the land is an important consideration here - compare it to other developments in the suburb and you'll soon see why. The property is also the perfect canvas for renovators to work their magic and transform it into their forever dream (or investment) home. A big grassy-green front yard, established easy-care gardens and high privacy fencing greet you with a warm welcome. Parking is abundant - with a 2-car undercover carport at the side of the house (with potential for 1 more space), a big driveway, and room in the front yard for multiple vehicles, including a caravan, boat or RV. Walking inside, you'll find a huge open plan living area that sits adjacent to an air conditioned dining area. Stylish timber-look floors are a feature of these spaces which add texture and ambiance. Next to the dining room is the kitchen, which again features a lovely open plan design and boasts a pantry, lots of bench space and an electric stovetop. On one side of the house are 2 rooms. The first is the air conditioned master which has an ensuite, and the second is currently being used as a study. This is a 5th possible bedroom - all it needs is a separating wall. Or if 4 bedrooms are ample, you could open up the master bedroom by knocking down a wall and adding a walk-in robe or a private living area - it would make the perfect parent's retreat. The other 3 bedrooms are at the opposite side of the house and all feature built-ins and one has air conditioning. One or more of these rooms could also be repurposed into a study, music room or kid's play room. A separate laundry, separate toilet and a family bathroom with a shower and bath complete the interiors. Outside is an undercover entertaining area and a massive backyard. This is currently Gardening Heaven with its storage shed, fruit trees, raised garden beds and row-upon-row of veggies and herbs. Much love and attention has been invested in these sustainable propagations, however, if you'd prefer to have a little more space for lifestyle living, the area could be transformed with the addition of a children's playscape, an extended alfresco area or even a sparkling swimming pool. A water tank and solar panels with an inverter complete this potential-plus home. Location-wise, it is close to lots of schools, retail centres and a 30-minute drive (max) to the CBD. The Rochedale Bus Station Park 'n' Ride and the Brisbane Metro depot will soon be completed, which will offer ample public transport options. Underwood Park is also close by with its BBQ facilities, children's play area and large off-leash area for your furry friend.

**PROPERTY FEATURES+** One of the best available locations in Rochedale South + Close to schools, retail centres, public transport options and Underwood Park+ Sizeable 756m<sup>2</sup> flat block+ 4x (possible 5) bedrooms and 2x bathrooms+ Master with ensuite+ Perfect canvas for improvements+ High privacy fencing+ Parking for up to 8 vehicles+ Huge open plan/living dining area + Kitchen with pantry and lots of bench space+ Stylish timber-look floors+ Separate laundry+ Family bathroom with shower and bath+ Separate toilet+ Undercover entertaining area and massive backyard+ Storage shed, fruit trees and raised garden beds+ Water tank+ Solar panels with an inverter+ Close to shops, schools, public transport and leafy Underwood Park Truly an unmissable opportunity in this exciting fringe pocket of Rochedale, this sizeable lowset property on a flat block must be seen to be appreciated. Make an offer to avoid missing out. Hurry! Disclaimer: We have obtained this information from sources we believe to be reliable; however, we cannot guarantee its accuracy.