

**9 Rosedale Place, Helensvale, Qld 4212**



**Sold House**

Thursday, 17 August 2023

9 Rosedale Place, Helensvale, Qld 4212

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 6**

**Area: 1218 m2**

**Type: House**



Joe Farr  
0755007000



Michael Conrick  
0411442978

**\$935,000**

Investing? Moving? Land Banking? Developing? Whatever your plan, 9 Rosedale Place could be just what you're looking for. Set on a huge 1,218m block set back from the road adjoining a massive reserve that's maintained by the council. It's like having an enormous back yard for the kids to kick the footy or ride their bikes around. The spacious family home features:- Renovated tiled open plan living with plenty of natural light from the bay window, opening to the outdoor entertaining- Modern kitchen with island & stone benchtops, plenty of storage, 900mm oven & more.- Main bedroom with beautifully renovated ensuite, large walk-in robe & dressing room/office/nursery- Two more great size bedrooms with built-in robes & fans- Main bathroom, separate toilet & updated laundry

Outside, you get the:- Great outdoor entertaining with pitched-roof veranda looking over the sparkling salt-chlorinated in-ground pool- fenced grassed area, great for the kids or dogs, with garden beds ideal for your favourite veggies- Large concrete hardstand (originally a tennis court), perfect for your boat, van, or an ideal space to build a substantial garage- Double carport, garden shed & plenty of driveway space.

You'll love the location:- In the catchment for the highly sought after Helensvale Primary & High Schools- Close to the popular A.B. Paterson private college- Walk to local shops with convenience store, doctor, takeaway food options & more- A short drive to Westfield Helensvale for major shopping as well as Harbour Town Premium Outlet Shopping- Close to the Helensvale Train & Light Rail stations + M1 Motorway for an easy commute to Brisbane

The potential: Subject to council consent, a low density block of this size & layout may have a few development options. - Addition of an auxiliary dwelling (granny flat)- Subdivide & build another house or onsell the second block- Demolish the current house & potentially build 2 or 3 luxury houses/villas- Or rent it out for a great income today and realise the potential of the big land later.

Talk to council or your favourite town planner to discuss the options.

Disclaimer: Whilst all care and attention has been taken to ensure that the information contained in the above advertisement is true and correct at the time of publication, Farr Real Estate gives no warranty or assurance and makes no representation as to the accuracy or reliability of the information contained. It is advised that any prospective purchaser make their own enquiries and/or inspection prior to purchase