

**201/3 Centre Place, Rochedale South, QLD, 4123**



**Apartment For Sale**

Wednesday, 25 September 2024

201/3 Centre Place, Rochedale South, QLD, 4123

**Bedrooms: 3**

**Bathrooms: 3**

**Parkings: 2**

**Type: Apartment**



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## Designer Dual Living in Rochedale Residences.

Masterfully designed to meet Brisbane's growing demand for high quality, multi-generational living solutions, the luxurious apartments inside Rochedale Residences - literally set atop a smorgasbord of retail offerings that include a gym, cafe, barber and handy health services, and boasting a shared rooftop BBQ terrace - are highly prized. Your chance to secure a stake in this modern complex comes with this innovative 3-bedroom apartment where a central entrance foyer branches off into 2 self-contained wings - each with a swish kitchen and access to a spacious covered balcony. The larger wing has 2 carpeted bedrooms, including a master with an ensuite, a second full bathroom, and a timber-floored open plan living/dining area; the studio side has a combined living/bedroom area, WIR and bathroom. Tabled with a single car space and a laundry, this is inspired 'living for today'!

### Top Highlights:

- Ultra-modern 3-bedroom apartment with an innovative dual living layout, single stacker car space, and access to a massive open-air rooftop entertaining terrace with BBQ
- One of only 22 in the 9-month young Rochedale Residences complex
- Gym, childcare, cafes, barber, bakery, take-away and sit-down restaurants just downstairs and across the road
- Primary wing: 2 bedrooms with BIRs (master with balcony access), 2 bathrooms (inc master ensuite), and spacious combined kitchen/living/dining area opening onto a huge, covered balcony
- Studio wing: open plan bedroom/living area with balcony access, a galley-style kitchen, and a walk-through robe into a bathroom

This versatile and stylishly appointed apartment offers the most convenient of walk-anywhere lifestyles for its lucky new owner occupiers or quality tenants. Walk out your door and head to street level and in minutes you'll be ordering your morning latte, slipping into the barber's chair, dropping your littlest one at childcare, or clocking up some k's on an exercise bike at the gym. Right across the road is a lovely park and more specialty stores including a bakery and bike shop, as well as tasty takeaway outlets and dine in restaurants. Everything else is a cruisy stroll or a short drive.

- 150 m to bus stop to get around town
- 190 m to Centre Place Shopping Centre
- 700 m to Eight Mile Plains State School
- 1.1 km to Rochedale Shopping Village
- 1 km to St Peters Catholic Primary School
- 2.5 km to Underwood Marketplace
- 2.7 km to Rochedale State High School
- 5.1km to Westfield Mt Gravatt

As impressive as this contemporary complex looks from the street, wait till you start exploring its 119m<sup>2</sup> interior and additional 26m<sup>2</sup> of covered outdoor balcony space!

Fashion-forward solid timber floors run from the shared central entrance foyer, off which is a compact laundry, into the living, cooking and meals areas of each of the 2 self-contained wings.

In the primary wing, a stunning kitchen with a big gas cooker/under bench oven, concealed rangehood and dishwasher among its European appliances, as well as a linear pendant light over the dining bar, overlooks the fan-cooled open plan meals area and lounge. The sense of space in here is heightened by full height glass sliders extending the lounge onto a deep covered balcony with room for a 6-person table.

This wing has 2 plush carpeted bedrooms, both with BIRs, ceiling fans and well-lit through floor-to-ceiling windows. The master opens through a slider of its own onto the balcony, has double the storage capacity and an ensuite with a frameless glass shower enclosure and matt black tapware and rails - a look repeated in the main bathroom where there's

a space-saving shower over bath combo.

The studio wing is scaled down but equally luxe. Here, a galley style kitchen opens into a fan-cooled bedroom/living area that extends onto the big balcony, and a cleverly concealed walk-in robe flows into another swish bathroom with a shower.

Rochedale Residences backs up its street appeal with a brilliant open-air rooftop entertaining terrace for use by its occupants and their guests. This huge space has a built-in BBQ/sink set up, abundant bench seats for soaking up sunset views, and plenty of clear floorspace to dance under the night sky!

This thoughtfully designed dual living apartment offers the perfect blend of luxury and location. Have all your questions answered and arrange a viewing by contacting Emily Xiong today.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

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