

**109 Perrott Drive, Rockyview, QLD, 4701**

**pat o'driscoll  
real estate**

**House For Sale**

Wednesday, 25 September 2024

109 Perrott Drive, Rockyview, QLD, 4701

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 5**

**Type: House**



Penny Keating

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## **A Polished Pearl..... where Town meets Country**

Fabulous immaculately presented lowset brick home in a popular tightly held estate, perfectly positioned minutes to Rockhampton City offering all the conveniences of urban living at your fingertips and blended with the charm and ambience of a rural lifestyle...

Set on a 4000m<sup>2</sup> block, the home with a northeasterly aspect is nestled privately amidst open and mostly flat landscaped gardens, a major feature having no neighbours at the rear or side of the property... a fenced paddock for children and pets at the rear feature multiple conveniently gated access points...

The sparkling home features a fabulously versatile floorplan that can be adapted to suit differing families desires.

Boasting high ceilings throughout promoting a sense of largesse, some of the many features this home proudly presents include;

4 bedrooms currently dressed as 3 bedrooms and a large office, (easily converted to the 4th bedroom).

The main bedroom suite featuring a walk-in robe and ensuite separately located to the three family bedrooms..

Family bathroom centrally located and featuring a separate shower and bath and a separate toilet

Spacious laundry with plenty of storage

Fabulous centrally located kitchen, being the true hub of the home, opening to an expansive covered patio overlooking the country landscape as well as to the adjacent family and formal dining.

Spacious separate family lounge provides for formal and informal entertaining and is located separately to the bedroom wing.

Secure access to the home is provided via the remote controlled 2 car garage boasting plenty of storage

Split system air conditioning, fans, security screens and doors, sparkling tiles in the living areas and soothing carpet in the bedrooms..

The icing on this fabulous cake is the powered 6x6 shed with new mezzanine floor and a concrete apron with shade sail for boats, extra vehicles....a large 4x 2.4 greenhouse and

energy efficiency is provided for with new solar panels providing 13.2 kilowatts of power!

This is a fabulous property, having been in the one family since built and only an unexpected change of direction has provided another family with an opportunity too great to miss.

Move in and start living... there is nothing to do.....except to enjoy the ambience of this wonderful property