

**18 Bond Street, Rochedale South, Qld 4123**



**House For Sale**

Thursday, 1 February 2024

18 Bond Street, Rochedale South, Qld 4123

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 596 m2**

**Type: House**



Kantesh Kumar

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## Auction

This beautifully renovated 4-bedroom, 2-bathroom home is the ultimate in modern, family-friendly living. Surrounded by an abundance of schools and a short commute to the Brisbane CBD, it is set on 596m<sup>2</sup> on a corner block in a serenely quiet street. Brand new carpets, ceiling fans, air conditioning, smoke alarms, hot water system, doors and cabinetry ... all of these practical elements are effortlessly combined with sophisticated design tweaks including timber accents, renovated bathrooms, stunning brickwork and contemporary downlighting. This home's assets are endless, so demand will be high - make an offer or attend the auction on Wednesday, February 21 at 5:30pm in our Springwood office. Entering the property, you will be warmly greeted by a stylishly bricked exterior that is surrounded by lush green lawns and beautifully maintained landscaping edged by neatly defined hedging (and we love the beautiful blue roof!) A double undercover garage offers secure parking; however, the amply-sized driveway will also accommodate other vehicles including a caravan, camper trailer or boat. The first room you'll encounter is the living room - and it is both huge and inviting. Tiled underfoot and with a ceiling fan for comfort in the warmer months, it also has a fireplace for wintertime cosiness. With plenty of room for multiple family-sized couches and the biggest TV you can imagine, it also features a divine seating nook where you can curl up with your favourite book for some quiet time. Heading through the stunning bricked archway is a separate air-conditioned room that could be converted to a study, a second TV-watching area for the kids, or a place for mum and dad to practice their morning yoga or weightlifting sessions. The kitchen has been fully renovated with a new oven, new dishwasher, a pantry, contemporary tapware and lots of streamlined cabinetry and bench space. Adjacent to this is the formal dining room which leads out to the multiple outdoor entertaining areas.

Bedroom-wise, the master has air conditioning, built-ins, a separate seating area, an ensuite with a massive shower and views through divine plantation shutters out to a private patio. This is the perfect spot for a morning coffee or a quiet, sunset-inspired cocktail. The other three bedrooms all feature cosy carpeting, built-ins, ceiling fans and air-con, and the family bathroom has also been renovated with a big shower, floor-to-ceiling tiling, sleek cabinetry, and a lovely deep bath just waiting for bubbles. A separate laundry completes the interiors of this home. Outside is a fully fenced yard with expanses of green, grassy lawn for the kids and fur baby to frolic on. There are also multiple paved entertaining areas - simply add a big BBQ, pizza oven, fire pit, children's playscape ... the opportunities are endless to make this your own lifestyle haven. Keen gardeners will also adore the raised gardens beds and established fruit trees. Location-wise, it is close to lots of schools, including Calvary Christian College, Springwood State High School, Springwood Road State Primary, St Peters Catholic Primary School, Redeemer Lutheran College and Rochedale State High School, and retail centres including Springwood Shopping Mall and the Underwood Marketplace. It is also walking distance to Baroona Park which has a playground, picnic spots and a large dog off-leash area. It is also only a 25-minute drive to the Brisbane CBD and 35 minutes to the Gold Coast on the M1. **PROPERTY FEATURES**

- Quiet, 596m<sup>2</sup> corner block.
- 4 bedrooms, 2-bathrooms.
- Surrounded by schools and retail centres.
- 25 minutes to the CBD.
- New carpets, ceiling fans, air conditioning, smoke alarms, hot water system, doors and cabinetry.
- Beautifully landscaped gardens.
- Double-car undercover garage.
- Big driveway for multiple vehicles.
- Huge living with fireplace and separate seating nook.
- Air-conditioned room ideal for a study or exercise space.
- Fully renovated kitchen with a new oven and dishwasher.
- Formal dining room with outdoor views.
- Master with AC, ensuite and private patio.
- Three bedrooms with built-ins, ceiling fans.
- Family bathroom with shower and bath.
- Separate laundry.
- Multiple outdoor entertaining areas.
- Big grassy lawn.
- Raised gardens beds and established fruit trees.

Contact Kantesh Kumar to book a private inspection or attend the auction on Wednesday, February 21 at 5:30pm in our Springwood office. **\*\*Disclaimer:** While we strive to provide accurate information in good faith, House Property Agents disclaims responsibility for any inadvertent errors or omissions. Prospective buyers are urged to independently verify all details and ensure their satisfaction with every aspect of the property before reaching any purchasing decisions.