

# 3 Lynanda Court, Rothwell, Qld 4022



## Sold House

Sunday, 23 June 2024

3 Lynanda Court, Rothwell, Qld 4022

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Type: House**



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**\$790,000**

The perfect lowset - BRICK & TILE Located in a quiet Rothwell cul-de-sac just a short hop to Mueller College and Peninsula private schools sits this immaculate, easy maintenance low-set home. Representing an outstanding opportunity for an investor or owner occupier looking for a move in ready property. The current owner purchased the property in mid-2021 and embarked on a full renovation inside and out. The home has been lovingly cared for since and presents as NEW when you walk in the front door. Internally, almost everything has been replaced with the renovation undertaken by well regarded local tradespeople (note- this is not a home handyman reno). \* The original kitchen was completely replaced with a new kitchen installed by Mike's Kitchen's. It includes a family sized pantry, stone bench-tops, gloss white cabinetry, European appliances (Bosch oven, Ariston dishwasher) and a servery to the undercover outdoor entertaining area \* Local builder JVK embarked on a complete bathroom & powder room renovation. You will find the bathroom also presents AS NEW, featuring floor to ceiling tiles, premium fittings, frameless glass shower and a full size bathtub. There is a separate powder-room with the all important second toilet, again just like brand new. \* As part of the renovations JVK also removed and re-tiled the remainder of the living area of the home in a modern tile that is consistent with the bathroom, powder room and laundry renovations. It all adds a touch of luxury.\* The 3 bedrooms all have wardrobes, new ceiling fans, security screens, full block out blinds and new carpet\* The living areas were not forgotten as part of the process with window coverings (roller blinds) provided by local supplier Dandy blinds, new paint throughout the home (by Bayside Painters) and even new fittings such as door handles, new light fittings etc. throughout \* There is a large split system air-conditioner in the living area and to help run the household a new 5kw solar system with premium panels installed by local business Ausolar. Of course the home is also compliant to current smoke alarm legislation\* A large outdoor patio connects to the massive "Queensland Room" which is a securely enclosed sunroom that provides additional space to relax and enjoy the property. Let your imagination run wild. How will you use this space?\* There is internal access from the garage to the home. A small storage are is also attached. Ample off street parking is provided with room for several cars and the big bonus here is the opportunity for "large" side access if this is what you require. The home is situated on an elevated corner block measuring 567m2 with great separation from neighbours. The garden is fully fenced and has been re-modelled as part of the renovation to feature low maintenance, hardy plants. Thought has been made to make it easy to look after but there is still plenty of room for a traditional backyard with the obligatory garden shed and hills hoist. Situated close to Newport, Rothwell rail station, Bunnings, local shops, schools and transport, and with the bay only a couple of minutes away it really doesn't get much better than this. My advice, don't wait - tomorrow may be too late....