

# 35 Rogers Drive, Gatton, Qld 4343

## House For Sale

Saturday, 29 June 2024



35 Rogers Drive, Gatton, Qld 4343

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 727 m2**

**Type: House**



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## Offers Over \$579,000

Discover the perfect blend of comfort, style, and convenience at 35 Rogers Dr in Gatton. This stunning 4-bedroom, 2-bathroom home, complete with a 2-car in house remote garage, offers everything you need for a peaceful and fulfilling lifestyle. Nestled in a quiet street surrounded by well-presented homes, this property is ideal for families and investors alike.

**Features and Amenities**

- **Front Yard and Entrance:** Enjoy a neat and tidy landscaped front yard with a privacy hedge and a connected concrete path leading to the front door, creating a sunny spot to bask in the afternoon warmth during winter.
- **Interior Design:** The home features tiles throughout the common areas and carpets in the bedrooms, all set against a neutral colour palette that exudes a clean and welcoming atmosphere.
- **Living Spaces:** A large separate family room provides a cozy retreat, while the open-plan kitchen, dining, and lounge area promotes seamless interaction and family bonding.
- **Kitchen:** Equipped with ample storage and a Beko dishwasher, the kitchen is designed for both functionality and style.
- **Outdoor Living:** The dining area opens onto a spacious covered alfresco area, perfect for outdoor entertaining, whether it's a family BBQ or a relaxed evening with friends.
- **Climate Control:** Two air conditioners—one in the main dining area and another in the master bedroom—ensure comfort throughout the year.
- **Master Suite:** The master bedroom is a sanctuary with a walk-in robe, an ensuite, a split system air-conditioner, and a ceiling fan.
- **Bedrooms and Storage:** Each bedroom features built-in wardrobes, and the home includes multiple large hallway cupboards, providing ample storage space.
- **Bathrooms:** The main bathroom offers a full bath and a separate shower, catering to all your family's needs.
- **Laundry:** The laundry room provides direct access to an outdoor clothesline, adding to the home's practical design.
- **Backyard:** The fully fenced backyard backs onto undeveloped land, creating a tranquil natural setting with the sounds of kookaburras and rustling gum trees. The garden is easy to maintain, featuring a 3.5x3m garden shed and a rainwater tank.
- **Security:** Security screens throughout the home ensure peace of mind, while vertical blinds offer privacy and light control.

**Why Gatton is a Prime Location for Living and Investment**

Gatton is a thriving community that offers the best of both worlds—rural tranquility and urban convenience. Located in the picturesque Lockyer Valley, Gatton is within an hour's drive to Brisbane, 40 minutes to Ipswich, and just 30 minutes to Toowoomba, making it an excellent location for commuters. The town provides a high quality of life with access to top-notch education, healthcare, and recreational facilities. Gatton's friendly community atmosphere, excellent schools, and abundant parks and green spaces make it an ideal place for families. From an investment perspective, Gatton is highly promising. As part of the rapidly expanding South-East Queensland region, Gatton is experiencing significant economic growth and development. Property values are on the rise due to the increasing demand for affordable housing near major cities. Additionally, the presence of the University of Queensland's Gatton campus ensures a consistent demand for rental properties.

**Take Action Today**

Don't miss out on the opportunity to own this exquisite property in one of Gatton's most sought-after areas. Whether you're looking for a place to call home or a smart investment, this residence offers unparalleled value. Contact Allison Vinckier today on 0423 301 315 to arrange a viewing and take the first step towards your new beginning in Gatton.