

45a Higgs Street, Rothwell, Qld 4022



House For Sale

Monday, 1 July 2024

45a Higgs Street, Rothwell, Qld 4022

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 300 m2

Type: House



Clinton Viertel
0730607707



Fiona Cardow Moraes
0468997011

For Sale

Conveniently sitting central to major amenities and positioned perfectly between North Lakes and the sparkling bayside waters, this charismatic home boasts an exciting and versatile layout. Dedicated to entertaining excellence as well as providing wonderful space for growing families, there is also the option to enjoy self-contained dual living and a brilliant move-in interior! Beyond a secure street presence, the home is laid out over two levels with self-contained living on each one, as well as the option to utilise the home in its entirety if preferred. Sleek tiled floors flow throughout a large open-plan living and dining on the upper level, connecting seamlessly to a covered front deck with the north/south orientation perfect for catching breezes. The modern kitchen is superbly sized, wrapped in white cabinetry with tremendous storage supported by stainless appliances and extensive waterfall stone. Also on the upper level are three built-in bedrooms with the master including a large walk-in robe and contemporary ensuite with dual vanity. There is a family appointed bathroom, immaculately presented and including a separate bath and separate toilet. Downstairs, living flexibility is superb with a large self-contained living room including air-conditioning and kitchenette. The fourth bedroom also sits downstairs, including built-in storage and an ensuite bathroom. With the option to have private entry or connect to the upper level as desired, there is excellent opportunity for multi-generational solutions or enhancing rental return! Capturing hearts in the most fabulous of ways, this home has absolutely perfected the art of entertaining! The happiest of days await in a phenomenal entertainer's retreat, boasting a 1970's diner fit-out with incredible charm and inclusions. It flows seamlessly to the private and secure frontage, including artificial turf, outdoor fireplace and even a drop down outdoor movie screen! Meanwhile, at the rear of the home a huge covered patio includes the most magnificent outdoor kitchen, complete with a built-in BBQ, stainless benches, gas cooking and a Bain Marie! There is additional sun-kissed space to unwind and entertain, alongside a handy bar and fire pit zone! Entertaining never looked so good! Set just a short stroll from sports grounds as well as within walking distance to local shops and bus, there are also major amenities just a five minute drive away. Take your choice of multiple schools, both private and state, with the major North Lakes Westfield and Costco precincts both handy. You also have the delights of the Redcliffe peninsula close by, including all those fabulous waterways as well as the markets and dining!

- 300m² block
- Incredible entertainer's haven with dual-living and north/south orientation
- Open-plan air-conditioned living and dining with connection to a front covered balcony
- Huge modern kitchen with superb storage, stainless appliances and waterfall stone
- Three upper level bedrooms with built-in storage; master including walk-in robe and contemporary ensuite with dual vanity
- Large self-contained living on lower level including kitchenette and fourth bedroom with storage
- Two additional bathrooms; one located on each level
- Incredible entertainer's retreat including Happy Days diner aesthetic, wet bar and connection to entertainer's frontage with drop down movie screen and outdoor fireplace
- Fabulous rear covered patio including massive outdoor kitchen with Bain Marie and BBQ as well as paved patio with bar and fire pit zone
- Separate laundry/reverse cycle air-conditioning/solar electricity/secure dual car parking
- Security cameras and gated entrance
- Central to major amenities across North Lakes, Rothwell and Redcliffe including large shopping, dining, schooling, medical, bus and rail