

**5 Leichhardt Avenue, Rothwell, Qld 4022**



**House For Sale**

Tuesday, 12 March 2024

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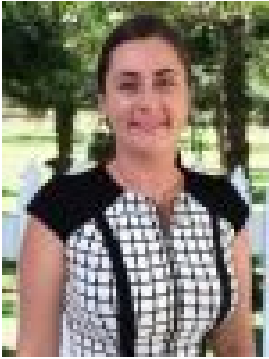
**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 638 m2**

**Type: House**



Kellie Barridge  
0733537600

## OFFERS OVER \$995,000

Kellie Barridge at Ray White is proud to present to the market, 5 Leichhardt Ave, Rothwell. This custom designed, executive residence boasts a spacious and open design with high ceilings throughout. There are 5 bedrooms, or 4 bedrooms and an office downstairs (depending on how you plan to utilise the space). There are also three fabulously sized indoor living spaces including a formal lounge/reception room to your left as you enter the home, an informal lounge and dining area that flows out to the extensive entertainers undercover patio downstairs, and a large rumpus or games room complete with a wet-bar located at the rear of the home. The large chef's kitchen features a walk-in pantry, an incredible amount of storage and bench space, stainless steel appliances, plumbing to the fridge cavity and a gorgeous feature bay-window that overlooks the near-new pool and cabana. The spacious laundry room features plentiful storage, and is situated conveniently next to a full sized downstairs bathroom. The second floor offers four generously sized bedrooms, main bathroom with bathtub and plenty more storage. The master bedroom is truly grand with a spa-ensuite that includes a double shower and vanity, walk-in robe with additional storage space within the loft area, and a covered front deck with beautiful district views. Features include:- 4 bedrooms with built-in wardrobes plus a downstairs room that is currently being utilised as a home office but could easily be converted into a 5th bedroom- 3 full sized bathrooms (one downstairs, two upstairs), the main bathroom includes a bathtub and the ensuite includes a spa- Main bedroom suite features an open plan spa-ensuite, walk in robe, front deck with spectacular views, and additional storage space - Executive laundry room downstairs with huge linen closet and a laundry chute for your convenience- Extensive storage space throughout the home- Ducted air conditioning throughout the home- Data and TV cable points in every room and speaker points in media and games room- Spectacular near-new concrete pool with water feature and cabana - perfect for relaxing with loved ones and enjoying the amazing year-round Queensland weather- Near new garden shed- Landscaped gardens- Motion sensor alarm system - Side access- 2.4m high doors double remote garage - 5kw solar system - Walking distance to the Moreton Bay water front Positioned within a very tightly held suburb, the residence is walking distance to both the Moreton Bay waterfront and Rothwell's grocery stores, cafes, restaurants, gyms, a daycare center and retail stores. You are also only a 2 minute drive to the Rothwell train station, a 5 minute drive to Redcliffe Hospital, and a 5 minute drive to both North Lakes Shopping Centre and the Bruce Highway. Have kids? There is a wide range of amazing local schools to choose from, including (but not limited to) Mueller College, Southern Cross Catholic Primary School (Kippa-Ring Campus), Grace Lutheran College (Kippa-Ring Campus), St Benedicts College (Mango Hill). For further information or to arrange your inspection, call Kellie Barridge on 0422 617 653 today. Disclaimer: We have in preparing this advertisement used our best endeavours to ensure the information contained is true and accurate, but accept no responsibility and disclaim all liability in respect to any errors, omissions, inaccuracies or misstatements contained. Prospective purchasers should make their own enquiries to verify the information contained in this advertisement.