

5 Shangri-La Court, Rothwell, Qld 4022



House For Sale

Tuesday, 25 June 2024

5 Shangri-La Court, Rothwell, Qld 4022

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 635 m²

Type: House



Leanne Ollerenshaw
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Auction

Step into this spacious and inviting family residence, where comfort and practicality blend seamlessly. Upon entry, you are greeted by the main living area, expansive and welcoming, This space serves as the ideal gathering spot for family time and relaxation. Continue through to the heart of the home, the combined kitchen and dining area. The kitchen boasts abundant bench space, a double stainless-steel sink, an electric stovetop oven, a dishwasher, and a convenient breakfast bar. From here, step out to the tiled and fully covered outdoor alfresco area, perfect for entertaining guests in any weather. The backyard is a haven for children and pets, fully grassed and securely fenced, offering freedom to play and run around. For extra storage, the property includes two large sheds and excellent side access with a 2.8m wide entry. The master bedroom is a sanctuary of its own, generously sized and featuring a walk-in robe, ensuite with basin, shower, and toilet, as well as split system air conditioning and a ceiling fan for year-round comfort. The remaining three bedrooms, all large in size, are situated at the back of the home near the main bathroom which is equipped with a bathtub, basin, shower, and separate toilet. With four split system air conditioning units, this home ensures comfort in every season. Additional features include a two-car garage with a shade sail over the driveway for extra parking and a 5.5kw solar system for energy efficiency. Conveniently located just 1.8km from Rothwell train station and in close proximity to Rothwell shops, Southern Cross Catholic College, Mueller College, Grace Lutheran College, Deception Bay High and St. Benedict's Primary, this home is perfectly positioned for families. Don't miss the opportunity to make 5 Shangri-La Court your new family haven. For any additional information contact Leanne Ollerenshaw - 0430 393 225. FEATURES: • 4 Bedrooms • 2 Bathrooms • 2 Garage • 635sqm block approx. • 4 x air conditioning units • Solar system • Reolink camera security system including 5 cameras • 1.8km from Rothwell train station • Close to all popular local schools • Located in a fantastic cul-de-sac Outgoings; - Council Rates: \$469.28 per QTR- Water Rates \$360.00 per QTR Auction Terms & Conditions; Date: Saturday 21st July 2024 Venue: Howard Smith Wharves Time: TBC Deposit: 10% of the purchase price Settlement: 30 days Disclaimer - All information contained herein is gathered from sources we believe to be reliable. However we cannot guarantee its accuracy and interested persons should rely on their own enquiries.