

**2/6 Palara Street, Rochedale South, QLD, 4123**



**Townhouse For Sale**

Thursday, 26 September 2024

2/6 Palara Street, Rochedale South, QLD, 4123

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: Townhouse**



Matthew Jones

0731379790

## Stunning Townhouse in Tranquil Parkland Setting

Wake up to the soothing sounds of native birdlife in your own private sanctuary, perfectly tucked away in a quiet cul-de-sac beside the serene Bill Kohlmann Park. Experience the tranquility of nature while being nestled in the heart of this highly sought-after suburb.

Welcome 2/6 Palara Street, Rochedale South - a true hidden gem.

This double-story, two-bedroom townhouse has been freshly painted, and features a large kitchen with a dishwasher, 4 cooker gas-top convection oven and breakfast bar.

The spacious open plan living and dining area on the ground floor features modern tiled flooring, generous lighting, and fresh paint throughout. The kitchen opens onto a leafy courtyard, featuring outdoor seating to enjoy your morning tea or coffee. The courtyard has direct access to the park via the gate making access to the park for children a breeze.

Upstairs, you'll find two generously sized bedrooms with built in robes, each offering comfort and privacy. The master bedroom is a true retreat, featuring air conditioning for year-round comfort. The second bedroom is equally spacious and bathed in natural light, perfect for family or guests. The contemporary bathroom boasts a walk-in shower with a floating vanity, minimalist aesthetic provides a sleek and polished look.

This home is perfect for first-home buyers or savvy investors, keen to capitalise on this amazing location.

Highlighted features:

- Two bedrooms with built in robes
- Security screens throughout
- Air conditioned Master Bedroom
- Tiled flooring downstairs
- Carpets upstairs
- Fresh paint throughout
- Second toilet and laundry downstairs
- Kitchen with gas stove, convection oven and integrated dishwasher!
- Contemporary Bathroom
- Generous storage throughout
- Study nook
- Single covered carport
- Private rear courtyard with park access?
- Low maintenance living in quiet complex
- Body corporate fees approx. \$330 per quarter
- Rates approx. \$900 per quarter

Central location:

- access to Bill Kohlmann Park which backs onto the complex
- Within 5 minutes of Arndale Shopping Centre, Rochedale Shopping Village or Rochedale Fruit Markets.
- Within 10 minutes of Garden City Shopping Centre.
- Within school catchment for Springwood Road State School & Springwood State High School, while nearby to well-known private schools include St. Peters Catholic Primary School, Calvary Christian College & Redeemer Lutheran College.
- Within 7 minutes walking distance to public transport (Springwood Road & Pannikin Street Bus Stop).
- Easy & convenient access to the M1, Gateway Motorway, and the Western Freeway.
- 25-minutes to Brisbane CBD & Brisbane Airport
- 45-minutes to Gold Coast

Low-maintenance move-in ready townhouses in Rochedale South are always quickly snapped up.

Don't miss the opportunity to make this townhouse your home!

Call today!

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