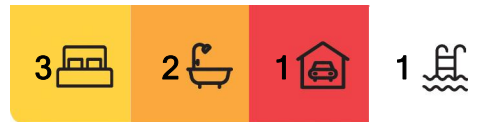




## Doolandella, 23/131 Rockfield Road

SOLD BY THE FLORENTZOS TEAM



Well-connected to greater Brisbane thanks to its proximity to major arterial roads - midway between the Ipswich and Logan Motorways - Doolandella is a booming area attracting savvy first-time buyers and investors. This terrific townhouse in an attractive, landscaped estate with a communal pool and BBQ area, is a wonderful place to experience the area in comfort and style.

### Highlights:

- 2016 build offering a contemporary aesthetic and set against a tree-lined backdrop
- Carpeted combined lounge/dining downstairs with A/C + fan, opens to small patio
- Adjoining tiled kitchen with stone benches, dishwasher, electric cooker/rangehood
- 3 carpeted and fan-cooled beds; master has A/C, a private balcony & ensuite
- Downstairs laundry & powder room, lock-up single garage with storeroom

Walking distance to multiple playgrounds as well as the local Childcare Centre and



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B1ZRF4R](http://ljhooker.com.au/B1ZRF4R)

**Contact**  
**Peter Florentzos**  
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[peterflorentzos@ljhpp.com.au](mailto:peterflorentzos@ljhpp.com.au)

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0403 192 378  
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**LJ Hooker Property Partners**  
07 3344 0288

Serviceton South State School, and a sub-5 drive to Forest Lake State High and St John's Anglican College, this is a top family location &ndash; plus you're super handy to Forest Lakes Shopping Centre (5-minute drive) and Inala Plaza (4-minute drive) for all your grocery, chemist, banking and specialty store needs.

Only 8 years old, this is a neat property with modern interior looks to match its mixed-material facade &ndash; and we love that it's set against a tranquil natural backdrop of well-established trees behind the back fence.

Accessed from the front porch as well as internally from the single garage, the ground floor comprises a combined carpeted lounge/dining space with a ceiling fan and A/C, flowing directly into a light and airy kitchen that opens into the laundry and a private powder room.

Fitted with all the mod-cons, including a dishwasher and electric cooking appliances, and enjoying

leafy views across the back courtyard as well as to the covered alfresco entertaining patio off the dining area, the kitchen is a practical space that will be a joy to cook in!

Upstairs, cosy carpet runs from the landing into 3 sizeable bedrooms, all fan-cooled and with built-in sliding door robes. The master has the added luxury of its own A/C, as well as access to a covered balcony for a quiet retreat, and a private ensuite. The main bathroom on this level is a substantial size with both a shower and tub.

Storage-wise, there are two cupboards on the upstairs landing and a big storeroom at the back of the garage.

For buyers looking to establish roots in a well-serviced suburb, this will be a tough one to beat!

AEAF Investments Pty Ltd T/A Peter Florentzos Properties  
with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
ABN 50 133 677 319 / 21 107 068 020

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## More About this Property

<b>Property ID</b>	B1ZRF4R
<b>Property Type</b>	Unit
<b>Land Area</b>	125 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Pool Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

### Peter Florentzos 0414 311 526

Partner and Agent/Independent Contractor | peterflorentzos@ljhpp.com.au

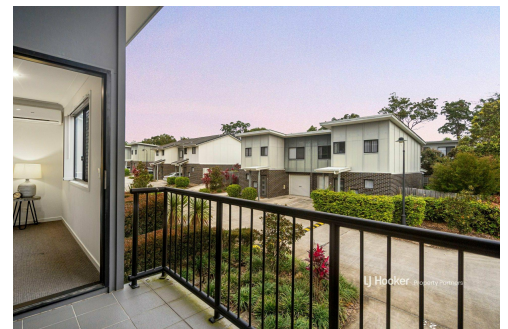
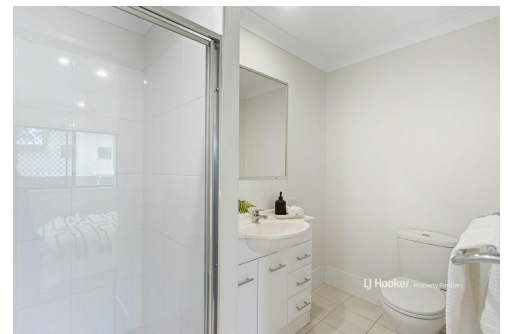
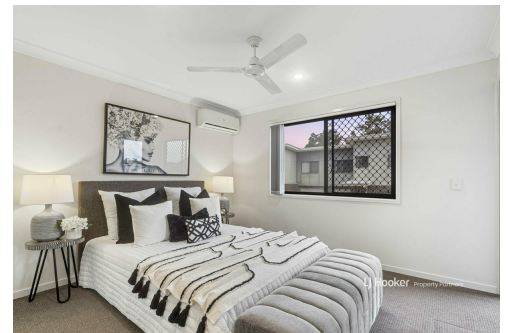
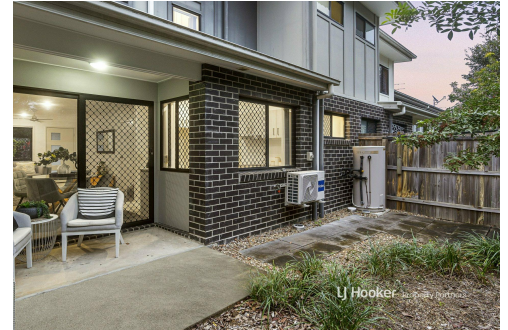
### Ling Li 0403 192 378

Agent & Leasing Agent for Peter Florentzos | lingli@ljhpp.com.au

### LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

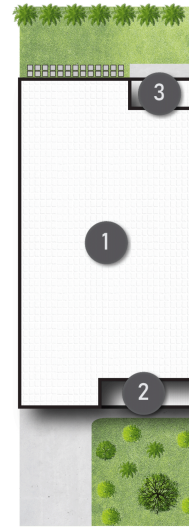
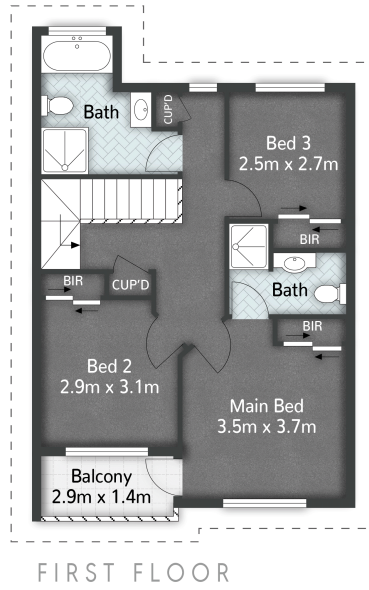
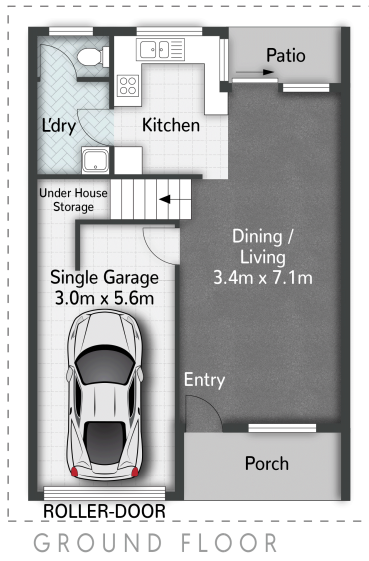
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**LEGEND**  
 1 RESIDENCE  
 2 PORCH  
 3 PATIO



23/131 Rockfield Road **DOOLANDELLA**

3 | 2 | 1 | 122m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.

**LJ Hooker**

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