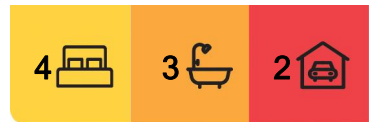


## Rosedale, 25 Platypus Circuit

SOLD BY EMILY XIONG



This stylish double-storey residence sits in a peaceful, tree-lined street amid upscale homes. Located within the coveted Mansfield State High catchment and minutes from elite private schools, it offers a lifestyle of convenience and sophistication. Designed for both relaxation and entertaining, the home boasts multiple living areas, including a formal lounge, open plan living and dining, and an upstairs rumpus. Immaculate timber floors, ducted air conditioning, and ceiling fans ensure year-round comfort, while a tiled patio in the easy-care backyard provides a serene alfresco retreat. At the heart of the home, the sleek kitchen features stone benchtops, an array of storage, a premium gas stove, dishwasher, and a walk-in pantry. Upstairs, four spacious bedrooms, all with walk-in robes, provide private havens, while the master retreat impresses with a balcony, dressing room, and luxurious ensuite with dual vanity, bathtub, and rainfall shower.

Key Features:

**For Sale**  
Please Call

**View**  
[ljhooker.com.au/B2VNF4R](http://ljhooker.com.au/B2VNF4R)

**Contact**  
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**LJ Hooker Property Partners**  
07 3344 0288

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- Stylish and expansive family sanctuary in the Mansfield State High catchment, with prestigious private schools such as Redeemer Lutheran College and John Paul College just minutes away.
- Abundant space for entertainment and relaxation, including a formal lounge, open plan living and dining area, and an upstairs rumpus, with chic shared bathrooms on both floors.
- Flawless interior design featuring rich timber flooring, ducted air conditioning, and ceiling fans, plus a serene, tiled patio in an easy-care fenced backyard.
- A sleek and highly functional modern kitchen with extensive storage, a high-end gas stove, dishwasher, and walk-in pantry.
- Four spacious upstairs bedrooms, all with walk-in robes, while the sprawling master retreat boasts a private balcony, a dressing room, and a deluxe ensuite with dual vanity, bathtub, and rainfall shower.

Nestled within Rochedale's prestigious community, this property enjoys a convenient position within walking distance of buses, shops, parks, and childcare centre. Renowned public and private schools are moments away, ensuring an impeccable education for growing families. Westfield Mt Gravatt is within easy reach for a lifestyle of leisure, while motorways provide seamless access for commuting or weekend getaways.

#### Nearby Amenities:

- 400 m to bus stop
- 650 m to Rochedale Central
- 850 m to Fischer Family Park
- 1.3 km to Rochedale Village
- 3.2 km to Sunkids Rochedale
- 3.2 km to Rochedale State School
- 3.8 km to Redeemer Lutheran College
- 5.2 km to Mansfield State High School
- 6.1 km to Westfield Mt Gravatt
- 11.3 km to John Paul College

Set along a peaceful street lined with designer residences, this stunning rendered and timber-clad home is a true showpiece. A flourishing tree and a raised tropical garden bed at the front enhance privacy while adding to the home's exquisite aesthetic. Alongside the double garage, driveway parking is available, and a charming front porch offers the perfect spot to enjoy a morning coffee before starting the day.

Step inside and be greeted by an expansive, light-filled interior, where rich timber floors, gleaming downlights, and contemporary finishes set the scene for a lavish lifestyle. Ducted air conditioning and ceiling fans ensure year-round comfort, creating a tranquil haven for families.

The refined formal lounge positioned off the entryway provides a sophisticated setting for hosting guests or unwinding with a book, while the open plan living and dining area seamlessly connects to the kitchen, offering an inviting space for family gatherings and casual entertaining.

At core of the home, the designer kitchen is a masterpiece of modern functionality and contemporary style. Gleaming stone benchtops and extensive cabinetry ensure effortless



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meal preparation and storage. An island bench with a breakfast bar, illuminated by trendy pendant lighting, adds to the appeal. High-end appliances include a huge oven, a premium gas stovetop, and a dishwasher, while a spacious walk-in pantry enhances organisation for a seamless culinary experience.

Head outside to an intimate tiled patio, complete with outdoor blinds and a ceiling fan for breezy enjoyment. The neatly landscaped backyard is fully fenced, offering a secure and spacious haven where children and pets can play freely.

Ascend the staircase to the generous upstairs rumpus, perfect for a home office, a play area for children, or an additional entertainment retreat. Three large bedrooms, each with a walk-in robe, enjoy easy access to the sleek shared bathroom, featuring a dual vanity, bathtub, shower, and a separate water closet. A chic additional bathroom with a separate powder room is conveniently located downstairs.

The secluded, immense master retreat (and fourth and final bedroom) is a private sanctuary, offering space for a nursery, study nook, or relaxation area. It also boasts a private balcony with serene treetop views, a vast dressing room, and a deluxe ensuite complete with a dual vanity, rainfall shower, and bathtub.

Additional Features:

- PV solar panels for energy efficiency
- Under-stairs storage
- Internal laundry
- Water tank

This flawless residence presents a rare opportunity to secure a luxurious family retreat in one of Rochedale's most sought-after enclaves. Contact Emily Xiong today to arrange a private viewing and experience this stunning home firsthand.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners  
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## More About this Property

<b>Property ID</b>	B2VNF4R
<b>Property Type</b>	House
<b>Land Area</b>	400 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Remote Garage

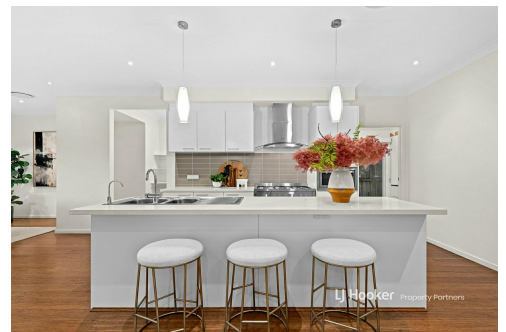
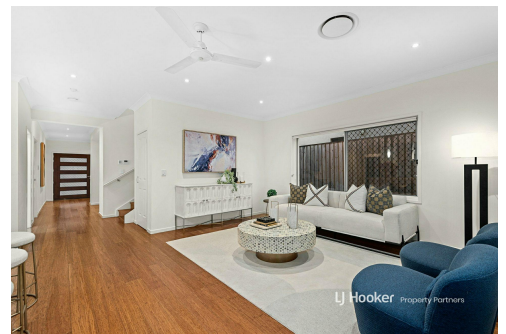
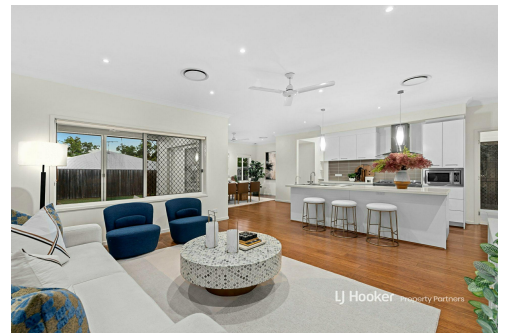
**Emily Xiong 0401 056 588**

Agent/Independent Contractor | [emilyxiong@ljhpp.com.au](mailto:emilyxiong@ljhpp.com.au)

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**LJ Hooker**  
Property Partners

25 Platypus Circuit  
**ROCHEDALE**

Internal 292m<sup>2</sup> | Alfresco, Patio & Balcony 29m<sup>2</sup> | **Total 321m<sup>2</sup>**

400m<sup>2</sup> 4 Bed 3 Bath 2 Car + Off-Street

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