



3 Rosemary Circuit, Rochedale

Curved Elegance and Palatial Living in an Elite Pocket

An exceptional statement in contemporary design, this luxurious residence delivers a rare combination of architectural beauty, refined interiors and effortless resort-style living. Whether you're drawn to the beautiful pool terrace, the chef's kitchen with its concealed butler's pantry, or simply the feeling of arriving somewhere that is genuinely, unmistakably yours, this is a home you need to experience in person.

Highlights:

- Brand-new luxury residence showcasing striking curved architectural design and high-end textural stonework set on a beautifully landscaped dual-street frontage.
- Grand double-height entry creating an impressive arrival, complemented by four upstairs ensuited bedrooms, an additional downstairs guest suite, a rumpus room with a bar, and a dedicated home theatre.
- All-seasons alfresco area with a built-in cooktop, perfectly positioned to overlook the sparkling swimming pool for year-round entertaining.
- Stunning marble kitchen featuring an oversized island, full butler's pantry, and top-quality appliances, designed for both everyday living and hosting.

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FOR SALE

For Sale

VIEW

Sat 25th Jul @ 4:00PM - 4:30PM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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Interested parties must rely solely on their own enquiries.

LJ Hooker

- Positioned within a highly sought-after estate, close to elite schools, major shopping centres, and convenient transport links, offering both lifestyle and long-term value.

Set on a beautifully landscaped dual-street frontage with high-end textural stonework and striking curved architectural design, step inside to soaring three-metre ceilings and large-format travertine tile flowing through every living area. From the first step, the quality speaks for itself.

Anchored by a sculptural floating staircase of solid timber treads set against a full-height stone feature wall that rises through both storeys, an expansive open-plan living and dining space unfold beneath impressive double-height ceilings. Sweeping glass sliders dissolve the boundaries between indoors and out, creating a brilliant, sun-drenched atmosphere throughout the family domain, while a secluded media room provides the ultimate cinematic escape.

At the epicenter of this open-concept design lies a breathtaking kitchen that stands as a piece of functional art. An exquisite marble island bench featuring custom fluted under-bench paneling, soft integrated LED lighting, and a dramatic waterfall edge, framed by a magnificent plaster archway, while the main cooking zone boasts premium stone splashbacks, a sleek linear pendant light, and top-quality appliances. Behind an arch-framed opening, a fully equipped butler's pantry, well-appointed with a prep bench, wine fridge, and ample storage, allowing you to handle everything from casual weekend lunches to larger celebrations with ease.

Transitioning through the sliding glass doors reveals an elite outdoor sanctuary engineered for year-round enjoyment, where the entertaining alfresco, open-air patios, and the pool zone are brought into perfect alignment. The fully covered entertaining alfresco features a built-in outdoor cooktop, integrated bar fridge, and a premium tiled splashback. From here, step out to an open-air patio that directly overlooks a shimmering, inground swimming pool, elegantly viewable through architectural arches and glass safety fencing.

The upper-level transitions to a private family haven under 2.7m ceilings, anchored by an additional upstairs living and rumpus room featuring its own wet bar, while nearby, an integrated study nook sits off the landing for homework or working from home.

The five bedrooms (including a guest suite downstairs) are every bit as considered, each complete with its own walk-in robe and dedicated ensuites that continue the luxury aesthetic, showcasing floor-to-ceiling tiling, matte black fittings, frameless glass, a rainfall shower, stone vanity finishes and feature mirror lighting. The sprawling master suite is a parental retreat complete with a private boutique balcony, a capacious galley-style walk-in robe with floor-to-ceiling cabinetry, and a lavish ensuite including a double vanity.

Positioned on a commanding 477m² dual-street corner allotment within a highly sought-after estate, this outstanding address offers the perfect balance of prestige and convenience.

- Approx. 1min Rochedale State High School
- Approx. 3 mins Rochedale Markets
- Approx. 3 mins St Peters Catholic Primary School
- Approx. 3 mins Redeemer Lutheran College
- Approx. 3 mins Rochedale State School
- Approx. 5 mins Rochedale Shopping Village
- Approx. 6 mins Rochedale Park & Ride

Bold, beautiful and impeccably finished, this is contemporary luxury living designed to impress. This is a home that deserves to be seen in

person. Contact Emily Xiong today.

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Asia-Pacific Group (Australia) Pty Ltd with Sunnybank Districts P/L
T/A LJ Hooker Property Partners
ABN 39 831 978 227 / 21 107 068 020

MORE DETAILS

Property ID	B4XWF4R
Property Type	House
Land Area	477 m2
Including	Air Conditioning
	Toilets (6)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

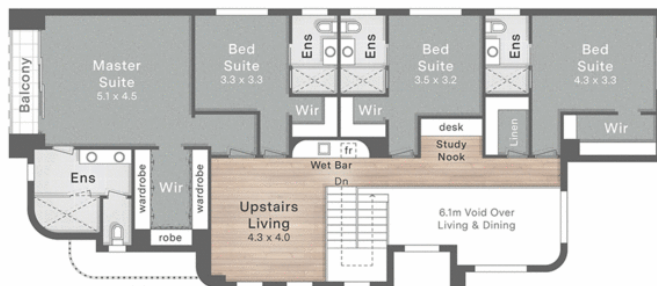
Emily Xiong 0401 056 588

Agent/Independent Contractor | emilyxiong@ljhpp.com.au

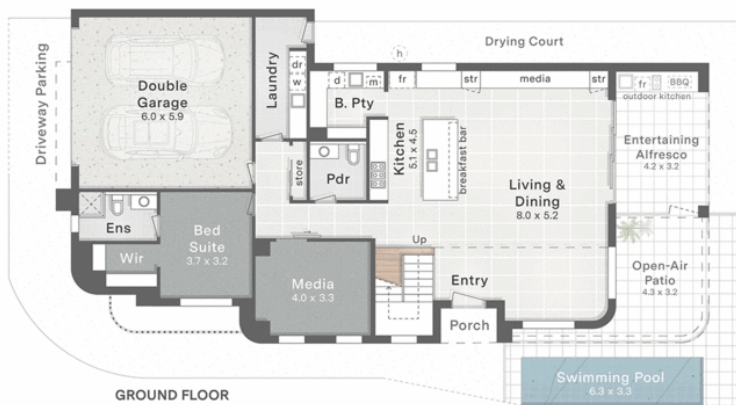
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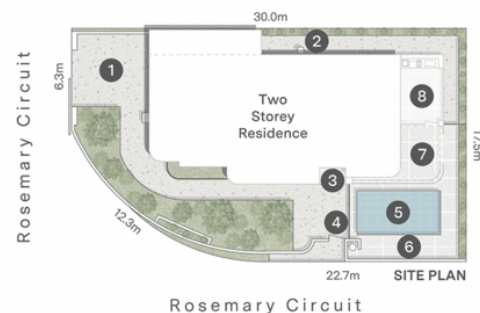
FIRST FLOOR
2.7m Ceiling



GROUND FLOOR
3.0m Ceiling

← NORTH

1. Driveway Parking
2. Drying Court
3. Entry Porch
4. Entry Gate
5. Swimming Pool
6. Poolside Patio
7. Open-Air Patio
8. Entertaining Alfresco



Rosemary Circuit

3 Rosemary Circuit Rochdale

Internal 347m² | Alfresco, Balcony & Porch 24m²



Emily Xiong 0401 056 588

- 477m² Land Size
- 5 Bed + Media + Study Nook
- 2 Car + Off Street
- 5 Bath + Powder

Total 371m²
Pool Area & Open-Air Patio 68m²

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