



1 Bawden Court, Rochedale South

## BEAUTIFULLY PRESENTED FAMILY HOME ON A PRIME CORNER BLOCK

Positioned on a generous corner block in a quiet and convenient pocket of Rochedale South, this beautifully maintained low-set residence offers the perfect combination of comfort, functionality, and relaxed family living.

Designed with space and versatility in mind, the home features multiple indoor and outdoor living areas, creating plenty of room for families to entertain, unwind, and enjoy everyday living. Whether you are hosting guests under the covered outdoor entertaining area or relaxing in one of the spacious living zones, this home delivers lifestyle and practicality in equal measure.

The modern bathrooms have been tastefully updated with quality finishes, while the well-appointed layout provides seamless flow throughout the home. Outside, the property continues to impress with valuable side access ideal for securely storing a caravan, boat, trailer, or additional vehicles.

Adding even more appeal is the large storage shed, perfect for

3 2 2

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 16th May @ 1:00PM - 1:45PM

**AGENTS**  
Ming Body  
0418 297 978  
mbody@ljhpropertycentre.com.au

**AGENCY**  
LJ Hooker Property Centre  
(07) 3286 2500

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

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tradies, hobbyists, or extra storage needs.

#### Property Features:

- Spacious low-set family home on a corner block
- Multiple indoor and outdoor living and entertaining areas
- Modern renovated bathrooms
- Side access for caravan, boat, trailer, or extra vehicles
- Large storage shed
- Functional family-friendly floorplan
- Quiet and convenient Rochedale South location
- Close to schools, shops, parks, and transport

A warm and welcoming home with plenty of space both inside and out, this is an outstanding opportunity for families, downsizers, or buyers seeking extra storage and flexibility.

Contact Ming Body today for more information or to arrange your inspection.

**DISCLAIMER:** In preparing this information, we have used our best endeavours to ensure that the information contained therein is true and accurate but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers should make their own

#### MORE DETAILS

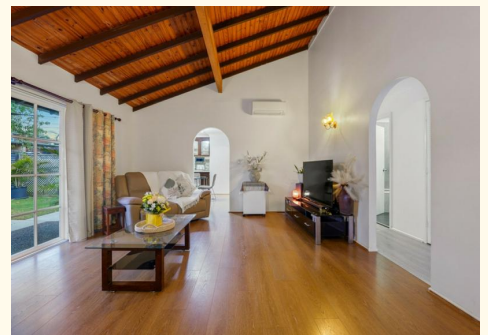
Property ID	BU9FF2S
Property Type	House
Land Area	598 m2
Including	Outdoor Entertaining

#### Ming Body 0418 297 978

Independent Contractor - Ming Enterprises Pty Ltd |  
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#### LJ Hooker Property Centre (07) 3286 2500

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1 BAWDEN COURT | INTERNAL 162m<sup>2</sup>  
ROCHEDALE SOUTH | EXTERNAL 80m<sup>2</sup>  
TOTAL 242m<sup>2</sup> approx

Measurements are approximate only and no responsibility is taken for any error, omission, or mis-statement. This is for illustrative purposes only and should be used as such by any prospective purchaser.