



19 Merlin Court, Rochedale South

Must Be Sold On Saturday at 12.30 PM Onsite Auction. A Well-Kept Brick Lowset on a Rare Family-Sized Block

Auction Location: Onsite & Online Via Auctions Live

Free Building & Pest Report Available to Download

Sitting on a rare 741m² at the quiet end of a Rochedale South court, this 3-bedroom brick lowset is essential viewing for families who want a proper backyard, buyers priced out of the new estates, and investors after a solid, low-fuss holding, with a primary school and a playground both inside a 10-minute walk.

Highlights:

- Rare 741m² block on a quiet cul-de-sac, flat & fully usable, with a big timber-fenced lawn out back
- Updated kitchen with breakfast peninsula, stainless dishwasher, wall oven, cooktop & rangehood complete with revamped laundry
- Two living zones, a carpeted front lounge + open tiled living/dining opening to the yard

3 1 2

AUCTION

Sat 26th Sep @ 12:30PM

VIEW

Fri 25th Sep @ 5:00PM - 5:15PM

AGENTS

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AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



- Solar power, ceiling fans & security screens throughout, double carport, garden shed
- Walk to Springwood Road State School and the park, short drive to the shops with transport links nearby

Elevated from the street with a tidy front lawn on either side of a wide concrete driveway, the double carport runs deep with a garden shed tucked in behind it.

Inside, the money has gone where it counts. The renovated kitchen wraps around a corner with a breakfast peninsula facing the living area, so whoever is cooking stays in the conversation, and it comes stocked with a stainless dishwasher, oven, cooktop, and canopy rangehood.

The three bedrooms are carpeted, all with ceiling fans, roller blinds, and security screens, with two complete with built-in robes. The internal laundry has been given new life with its own bench, overhead storage and a door straight out to the side yard.

Out the back is the bit that sells it: a wide, flat run of lawn, timber fenced, with a low block retaining wall down one side and established palms lending shade and privacy. Room for a pool, a trampoline, a big patio, or all three in time (subject to council approval). For now, it is simply a very good backyard, ideal for pets or kids to run and play freely.

This is a settled pocket where the streets curve and the trees have had four decades to fill out. On foot you can reach Baroona Park playground and Springwood Road State School within 15 minutes. By car it is under 5 minutes to Rochedale Shopping Village, Springwood State High School, Springwood Mall, and the Springwood bus station, and around 10 to Underwood Marketplace, the sprawling Underwood Park and the Rochedale park and ride, while the Pacific Motorway on the suburb's western edge puts the Brisbane CBD roughly 25 minutes north.

Contact Pragya Ojha to arrange your inspection ahead of auction.

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MORE DETAILS

Property ID	B586F4R
Property Type	House
Land Area	741 m2
Including	Toilets (1)
	Dishwasher
	Built-in-Robes
	Solar Panels

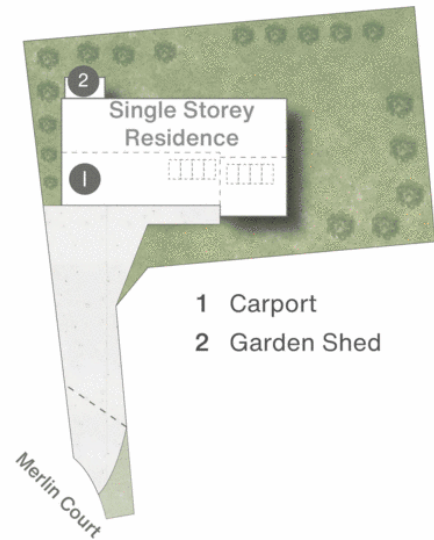
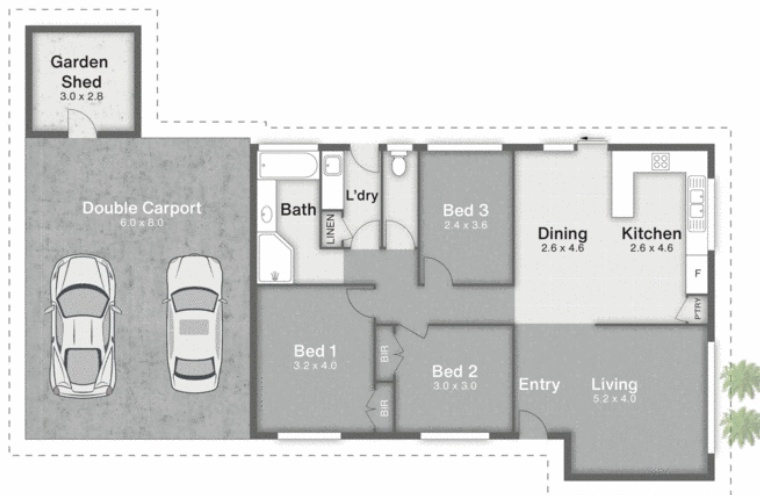
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- 1 Carport
- 2 Garden Shed



19 Merlin Court **ROCHEDALE SOUTH**

3 | 1 | 2 | 147m² | 741m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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LJ Hooker