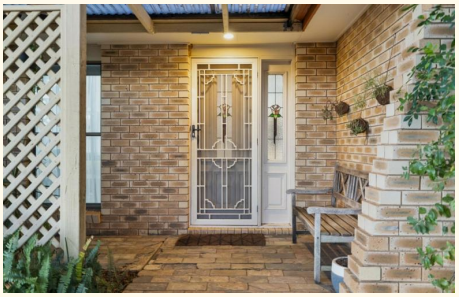


3 Thula Way, Rochedale South

SOLD BY FARAZ PEYMAN & LING LI

With so much parkland at your fingertips, you'll feel a million miles from city life with the keys to this place, but you're in fact only a breezy bus ride or short drive to vibrant Springwood Mall, local schooling and the onramp onto the Pacific Highway for cruisy commutes to the city or Gold Coast.

Highlights:

- Carpeted lounge with AC + a spacious kitchen with adjacent glass-enclosed meals area
- Modern 'timber-look' kitchen joinery finishes, stainless-steel cooker, oven & dishwasher
- 3 carpeted beds, all with robes & ceiling fans, larger master with AC too
- Bathroom with shower, tub & private toilet, laundry, single carport + driveway parks
- Undercover alfresco entertaining area with fairy lights/built-in brick BBQ

Thula Way is a tranquil street and only a 10-minute walk to Underwood Park - home to a playground, off-leash dog area, skatepark, cricket club and community centre; it also connects with Daisy Hill Conservation Park, which is filled with incredible nature

3 1 1

FOR SALE
Under Contract by Faraz & Ling

AGENTS

Faraz Peyman
0424771557
farazpeyman@ljhpp.com.au

Ling Li
0450 450 703
lingli@ljhpp.com.au

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.

LJ Hooker

trails. Of course, with a grassy front yard and more play space out back, you can happily host the kids and their friends at home.

Inside, the 3 beds run down one side of the house, serviced by a nearby bathroom with a shower and tub, the toilet accessed from the laundry next door. All are carpeted with robes and ceiling fans, the larger master enjoying a leafy streetside outlook as well as the comfort of a split-system AC.

The other side of the house accommodates a carpeted lounge, also with an AC unit and fan, a tiled kitchen with contemporary cabinetry, tiled splashbacks and a suite of gleaming stainless appliances, and a glass-enclosed dining room. The latter opens through a screened slider onto an undercover outdoor entertaining patio where you can dine the night away under twinkling fairy lights.

As well as the park proximity, this home is super handy to bus stops to get you to zoned schools (Springwood Rd State School & Springwood Rd State High) and Springwood Mall in next to no time. If you're driving you can be parking at the mall in a tad over 5-minutes or merging onto the M1 to heard north to town or south to the Goldie!

Whatever stage you're at in your property journey - starting out, looking to downsize or scoping for an investment acquisition - this brick beauty could be the perfect solution.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must solely rely on their own enquiries.

MORE DETAILS

Property ID	B4KMF4R
Property Type	House
Land Area	611 m2
Including	Air Conditioning Outdoor Entertaining

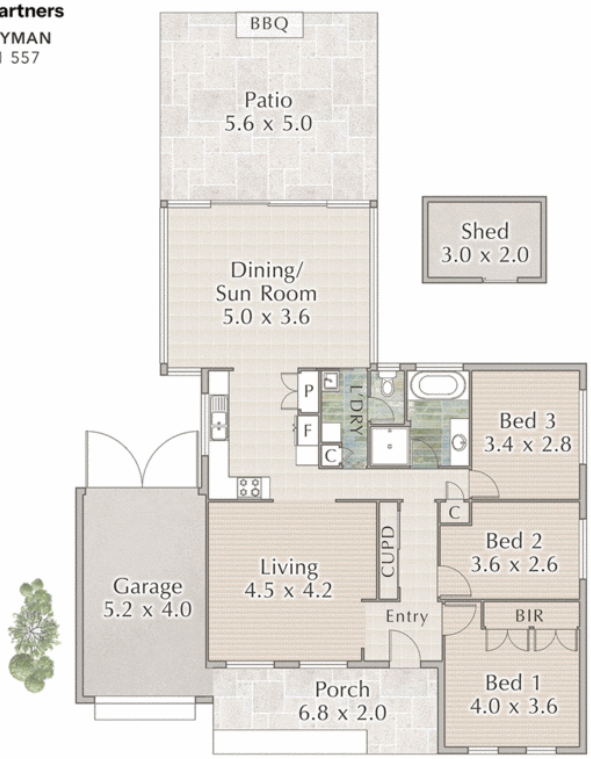
Faraz Peyman 0424771557
Agent | farazpeyman@ljhpp.com.au
Ling Li 0450 450 703
Sales Agent | lingli@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288
25 Pinelands Road, SUNNYBANK HILLS QLD 4109
propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au

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.

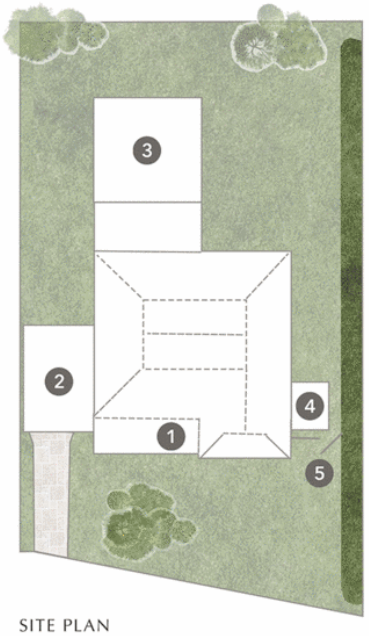
LJ Hooker
Property Partners

FARAZ PEYMAN
0424 771 557



GROUND FLOOR

1 Porch
2 Garage
3 Patio
4 Shed
5 Side gate



SITE PLAN

3 Thula Way **ROCHEDALE SOUTH**

3 | 1 | 1 | 126m2 | 611m2

NORTH

DISCLAIMER
Please note every attempt has been made to ensure the accuracy of the floorplan contained here. Measurements of doors, rooms and any other item are approximate and no reponsibility is taken for any error, omission or misstatement. This plan is for marketing purposes only.

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.

LJ Hooker