



35/5 Palara Street, Rochedale South

Must Be Sold By 21st October! Ready To Move In!

Free Building & Pest Report Available

Must Be Sold! Vacant Possession Available. Great Opportunity To Buy!

Sitting quietly within a well-kept complex in one of Rochedale South's most connected pockets, this lowset brick villa gives you honest bones, a walkable address, and room to add value on your own terms. Presenting in original condition, this is exactly the opportunity first home buyers, downsizers, and renovators have been waiting for. Do a little or do a lot. Either way, the location keeps working for you.

Highlights:

- Solid brick lowset villa in original condition in a quiet, well-maintained complex
- Ideal for first home buyers, downsizers, renovators, and investors.
- Currently tenanted at \$405 per week on a periodic lease for investors wanting immediate returns
- Dramatic raked timber ceilings with air conditioning through the living area and kitchen, with ceiling fans throughout.
- Two roomy bedrooms fitted with built-in robes, sharing a central

2 1 1

FOR SALE

Urgent Sale priced at 560000

VIEW

By Appointment

AGENTS

Pragya Ojha
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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.



- bathroom with integrated laundry.
- Private, covered and fully fenced paved courtyard with established garden and garden shed.
- Walk to bus stops, the local park, LIONS@springwood, Arndale Shopping Centre, Springwood Mall, and transport links conveniently nearby.

Raked timber ceilings soar over the open-plan living and dining zone, lending a warmth and volume you rarely find at this end of the market. Natural light washes in from the windows, the split system air conditioning keeping the room comfortable while ceiling fans handle the rest. The adjoining kitchen is more generous than you would expect, offering gas cooking, a double sink beneath the window and plenty of cupboard space, all ready to be reimagined to your own taste.

Down the hall, both bedrooms are properly sized, each with a built-in robe and ceiling fan. They share a central bathroom that does double duty with an integrated laundry, plus security screens on every window and door for added peace of mind.

Outside, a covered, paved courtyard becomes your all-weather retreat. Fully fenced and framed by lattice, established greenery and a neat garden bed, it takes care of the morning coffee, the weekend barbecue and the undercover washing line, with a small shed tucked in for the tools.

Location is where this one really earns its keep. The local park and playground are a few minutes on foot, city-bound buses stop 450 metres from the front door, plus LIONS@springwood and Arndale Shopping Centre are a short walk away. Springwood Mall and its bus interchange sit just beyond that, while the Pacific Motorway puts Brisbane's CBD well within commuting range.

Handing you the keys and the creative control to make your dream home, this blank canvas is ready for a new chapter. Contact Pragya Ojha today to arrange your inspection.

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Some images have been virtually staged for illustrative purposes.

MORE DETAILS

Property ID	B4Z9F4R
Property Type	Townhouse
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes

Pragya Ojha 0430 103 034

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35/5 Palara Street **ROCHEDALE SOUTH**

2 | 1 | 1 | 81m² | 126m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.