



Sold



Unit 4/10 Palara Street, Rochedale South




## Modern, stylish and move in ready!

This beautifully and thoughtfully updated townhouse offers effortless living across two well designed levels.

Upstairs features two generous bedrooms with built in wardrobes and the master with air conditioning. A refurbished central bathroom completes this private space away from the living areas of the home.

Downstairs, you will discover a beautiful light infused open plan living, dining area all complimented with a newly renovated modern kitchen complete with air fry oven, dishwasher and gas cooktop. Adding to the appeal the living areas are enhanced by new hybrid timber flooring, recently painted walls and new window coverings, provides a fresh and contemporary feel. A separate, renovated laundry and convenient power room, complete the lower level.

The rear of the property has a private tiled courtyard that is fully fenced and backs onto tranquil parkland, ready for you to put your personal stamp on the space. Filled with natural light and designed for easy living, this property is perfect for first home buyers, downsizers or anyone looking for a low maintenance lifestyle in a quiet, friendly neighbourhood just moments from shops, parks, schools and public transport.

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**FOR SALE**  
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### AGENTS

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### AGENCY

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

 **LJ Hooker**

#### Property features:

2 generously sized bedrooms with built in robes and air conditioning to master  
Large open plan dining and lounge with new air conditioning and new hybrid timber flooring  
Full kitchen renovation with new dishwasher, air frying oven and gas cooktop.  
New LED downlights, power points and light switches throughout  
Separate renovated laundry with ample storage  
2nd toilet downstairs to cater for your guests  
Refurbished bathroom  
Ceiling fans throughout  
New hot water system  
Rear fully fenced, private courtyard, backing onto parkland with private access gate  
Single carport at the front of the property  
Fully repainted interior  
Security screens throughout  
All new window coverings

#### Rates, Fee's and Returns:

Rental Estimate: Approx \$610.00 - \$650.00 per week\*

Body Corporate Fees: \$279 p/qtr

Quarterly Rates: \$991.53 per quarter\* including water

#### Location tips:

Walk to Centro Bus station or the Rochedale Bus Station or any numerous other bus stops\*

Walk to the Centro or Springwood mall shopping centers\*

Walk to Springwood State school primary & High School\*

Minutes drive to John Paul college, Rochedale State High, St Peters

Primary school Minutes drive to the Daisy Hill Forrest reserve and

parklands\* Approx 14-18 min drive to Logan Hyperdome Shopping,

Mt Gravatt Shopping or Kuraby Shopping center

• 13 min drive approx. to Kuraby Train station\*

Approx 20 radial km to Brisbane CBD\*

CONTACT TEAM HANSOM

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#### MORE DETAILS

Property ID	TR8GVB
Property Type	Townhouse
Including	Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

#### Melissa King

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