



15/10 Palara Street, Rochedale South

REFRESHED AND READY!

Welcome home to this beautifully renovated two-bedroom, one bathroom villa, offering comfort, style and convenience all just 17 minutes to the city (depending on traffic). This refreshed villa has been tastefully upgraded throughout, and the pitched cathedral ceilings in the living areas provide this home with a lovely light infused spaces to greet you! From there you will be delighted with the generous size in all areas of the property.

The interior on this villa has been fully restored with fresh paint, new flooring, plus a refreshed kitchen and bathroom! At the rear is a private, paved courtyard perfect for winter sun coffee moments and entertaining. At the rear is a gate that leads to a gentle walk that is 8 minutes (approx.) to the Springwood Central Shopping Mall or Centro Springwood shopping center, plus buses and schools minutes from your door.

Filled with natural light and designed for easy living, this charming villa is perfect for first home buyers, downsizers, or anyone looking for a low maintenance lifestyle in a quiet, friendly neighborhood just moments from shops, parks, schools and public transport.

This home is ready for you to move in and enjoy!.

2 🏠 1 🚿 1 🚗

FOR SALE

Best Offers Closing 9th December if not sold prior

AGENTS

Melissa King
sales2@ljhch.com.au

Melissa King
sales2@ljhch.com.au

AGENCY

LJ Hooker Cannon Hill
(07) 3906 1366

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 features:

2 generous sized bedrooms with built in robes
Large open plan dining/ lounge with pitched cathedral ceilings and air conditioning
Refreshed kitchen with plenty of storage, overlooking the living area and rear courtyard
Refreshed bathroom
Rear courtyard with space for gardens or just a lovely place to grab a cuppa and enjoy the morning sunshine
Courtyard fully fenced
Single carport at the front of the property
New carpets throughout
Fully re painted interior
Security screens throughout

Rates, Fee's and Returns:

Rental Appraisal: \$560.00 - \$600.00 per week*
Council Rates: \$934.89 per quarter (include water charges)
Body Corporate Fees: \$295.00* per quarter*

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
Melissa King | 0499 364 434
Deanne Hansom | 0403 066 191

MORE DETAILS

Property ID	TQ5GVB
Property Type	Unit
Land Area	133 m2
Including	Air Conditioning Courtyard Floorboards Built-in-Robes Fully Fenced

Melissa King

Sales Associate to Team Hansom | sales2@ljhch.com.au

Melissa King

Sales Associate to Team Hansom | sales2@ljhch.com.au

LJ Hooker Cannon Hill (07) 3906 1366

1878 Creek Road, CANNON HILL QLD 4170

cannonhill.ljhooker.com.au | cannonhill@ljhch.com.au

