



37 Queen St, Rochester

## Home Sweet Home &ndash; Where Charm Meets Convenience!

If you're a first home buyer, savvy investor, or someone looking to downsize without compromising on space or lifestyle &ndash; this charming 3-bedroom beauty could be exactly what you've been waiting for!

Tucked away in a wonderful, friendly neighborhood, this home is more than just bricks and mortar &ndash; it's a place where memories are made. The spacious bedrooms offer comfort and privacy for all, while the large open-plan living area is the heart of the home &ndash; perfect for cozy nights in, entertaining friends, or simply kicking back and relaxing after a long day.

Love to tinker or need space for your tools and toys? You're in luck &ndash; there's a great shed out the back just waiting for the handy person to put it to good use! Plus, with an enclosed backyard that's perfect for kids, pets, or weekend BBQs, there's plenty to love outside as well.

Parking? Sorted! There's ample space for the car and the van

3 1 2

**FOR SALE**  
\$369,000

### AGENTS

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### AGENCY

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&ndash; so whether you're a weekend adventurer or have visitors popping by, you're covered.

- ? 3 generously sized bedrooms
- ? Large open-plan living & dining
- ? Enclosed yard for privacy and play
- ? Handy shed &ndash; ideal for the DIYer
- ? Loads of parking space for vehicles and vans
- ? Great location in a welcoming community

This property offers the perfect mix of comfort, space, and lifestyle &ndash; and it won't last long! Whether you're starting out, slowing down, or adding to your investment portfolio, this one is a smart move.

Don't miss out &ndash; contact us today to arrange your inspection. Your next chapter starts right here!

## MORE DETAILS

Property ID	RZJFBW
Property Type	House
Land Area	835 m2

**Allison Minter 0419 593 801**

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