

Rokeby, 15 Vivian Drive

Rokeby - The ULTIMATE Home for the Downsizer or Retiree

Ant's Fluff-Free Description...

Welcome to 15 Vivian Drive - where smart design, all-day sun, and zero power bills come together in one seriously impressive package.

Whether you're upgrading, downsizing, or looking for a rock-solid investment, this modern gem is ready to impress.

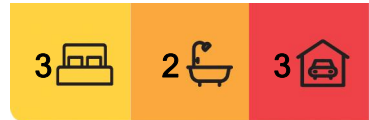
Why You'll Love It:

3 Spacious Bedrooms...

* Master suite with its own ensuite and built-in wardrobe



Disclaimer: 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.



For Sale
Offer Over \$749,000

View
ljhooker.com.au/86J1F

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LJ Hooker Pinnacle Property
(03) 6272 8177

- * Bedrooms 2 & 3 with built-ins and plenty of natural light

Bright & Airy Open-Plan Living...

- * Generous living/dining space flowing to a private alfresco

- * Electric log heater and Fujitsu split system for year-round comfort

Chef-Approved Kitchen...

- * Smeg induction cooktop, oven, and dishwasher

- * Massive walk-in pantry - bring your Woolies haul, there's room for everything!

- * Loads of bench space to make meal prep a breeze

Double Glazing Throughout...

- * Keep the heat in, the cold out, and the noise down

18 Solar Panels...

- * No power bills - the ultimate cost-saver in these energy-hungry times

Ceiling & Wall Insulation...

- * Efficient climate control, no matter the season

Gutter Guards Installed...

- * Less maintenance and peace of mind come autumn

NBN Connected...

- * Perfect for working from home or streaming in every room

Secure Garage...

- * Internal access to the laundry and kitchen - no more wet groceries

- * Plenty of space for tools or a hobby area

Generous Alfresco Entertaining...

- * 5m x 3m covered space ready for BBQs, morning coffees, and sunset drinks

Extra Details to Love...

- * Water rates approx. \$286 per quarter



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* Connected to mains sewer (no septic worries)

* No strata fees - it's all yours, all the time

Fast Facts:

* House Size: 165 sqm including garage (approx)

* Landscaped low-maintenance yard

* Driveway parking plus internal garage

* Neutral tones and quality finishes throughout

Ready for a Smarter Lifestyle?

Move in, unpack, and start enjoying effortless, solar-powered living.

Properties this complete (and this cost-effective) don't hang around for long.

Snap it up before someone else does.

Onwards and upwards to your Rokeby cracker!

I Work Harder - It's THAT Simple!

Disclaimer: The information contained herein has been supplied to us and we have no reason to doubt its accuracy, however, cannot guarantee it. Accordingly, all interested parties should make their own enquiries to verify this information.



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More About this Property

Property ID	86J1F
Property Type	House
House Size	162 m2
Land Area	500 m2
Including	Ensuite Air Conditioning Toilets (2) Courtyard Balcony Deck Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

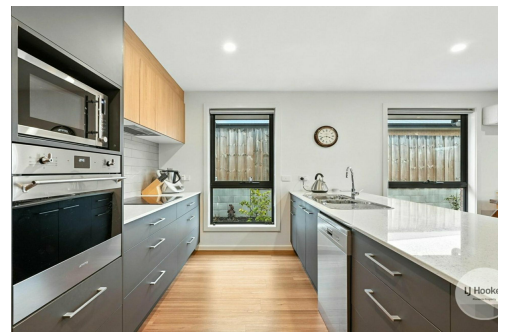
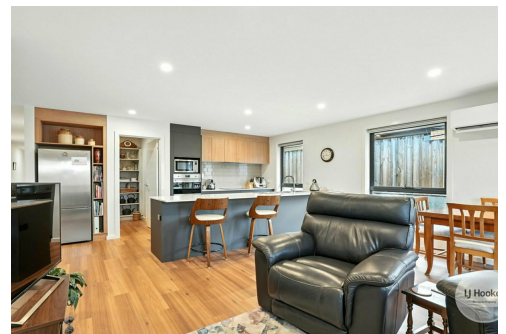
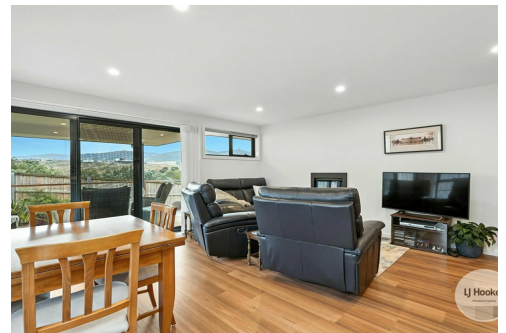
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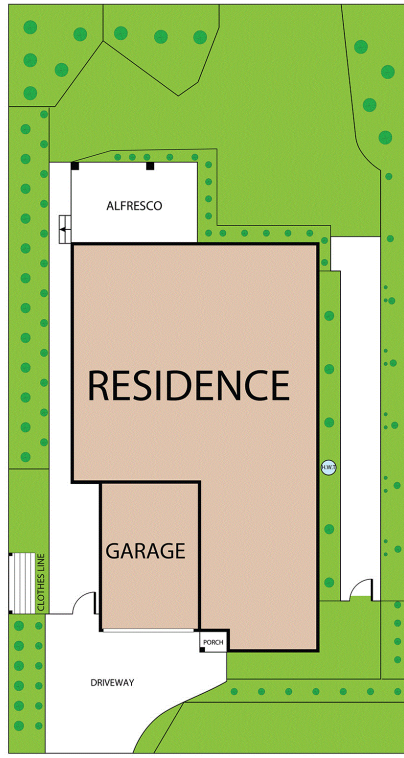
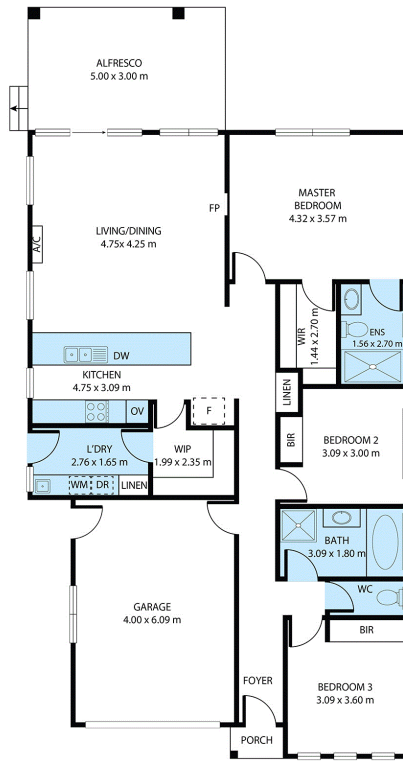
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15 Vivian Drive, Rokeby

House area: 133 sqm

Areas and dimensions are approximate and therefore this floor plan should only be used for illustrative purposes.

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