



## 85 Exilis Street, ROCHEDALE SOUTH, QLD 4123

### FAMILY HOME IN ROCHEDALE SOUTH DRESS CIRCLE

Welcome to 85 Exilis Street where cottage charm meets modern family living. This lowset home boasts four bedrooms, two modern bathrooms, chefs kitchen and two living spaces. Enthralled with character thanks to timber flooring, a cozy fireplace and open plan living.

Unwind after a long day with a dip in the spa and enjoy alfresco dining on the rear deck, privacy and tranquillity in the suburbs. Established gardens border the property while an additional garage offers the perfect man cave/she shed or storage. Modern sustainability is taken into account with this home featuring a 40.5KW solar battery, Tesla/EV charger and 15KW solar system.

Marketing agent Nathan Strudwick says, "Rochedale South is and will continue to be one of Logans most in demand suburbs. With amenities at a stone's throw and an enchanting home to boot, this is a true gem. Add this to the list for Saturday!"

Inside:

- Four spacious bedrooms

**TYPE:** For Sale

**INTERNET ID:** 37P6202

**SALE DETAILS**

**Contact Agent**

**CONTACT DETAILS**

**Elders Real Estate Shailer Park**

4/54 Bryants Road  
Shailer Park, QLD  
(07) 3440 8500

**Nathan Strudwick**  
0455 588 777

- Master wing with ensuite & WIR
- Two modern bathrooms plus powder room
- Family kitchen with walk-in pantry & induction cooktop
- Two living areas
- Study/home office
- Slow combustion fireplace
- Split system air-conditioning throughout
- Ceiling fans throughout
- Security screens throughout
- Laundry

Outside:

- 601m2 block
- Covered entertaining space with privacy blinds
- In-built spa
- Double lock up garage
- Additional garage/shed with drive through access
- Additional parking under shade sail
- Established gardens including fruit trees
- Fully fenced yard

Services:

- Town water & Sewerage
- NBN connected
- CCTV security cameras
- 15KW Solar system
- 40.5KW battery
- Tesla & EV charger
- 3000L Rainwater tank
- Solar hot water system

Location:

- 2 minutes to Underwood Park
- 2 minutes to Calvary Christian College
- 8 minutes to John Paul College

- 5 minutes to Rochedale Shopping Village
- Close to Brisbane Busway & public transport
- Close to Springwood Mall & Arndale Shopping Centre
- 8 minutes to Redeemer Lutheran College
- 30 minutes to Brisbane CBD
- 30 minutes to Brisbane airport
- 45 minutes to Gold Coast

Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein.

Other features: Close to Schools, Close to Shops, Close to Transport, Spa

- Land Area 601.00 square metres
- Bedrooms: 4
- Bathrooms: 2
- 3 car garage
- Ensuite













## 85 Exilis Street, Rochedale South

Every effort was made to ensure the accuracy of this floor plan. However, all measurements in this floor plan are approximate and should only be used for representational purposes. This floor plan was produced by SK MEDIA

