



## 14 Baroona Street, ROCHEDALE SOUTH, QLD 4123

### Luxury Outdoor Living with Flexible Family Spaces

There's an undeniable warmth and sense of ease from the moment you arrive at this beautifully presented elevated residence, thoughtfully designed for relaxed family living and effortless entertaining. Positioned in a peaceful pocket, this solid home combines spacious interiors, versatile living options, and quality upgrades to create a home that is both functional and inviting.

The lower level offers exceptional flexibility, featuring a spacious multipurpose retreat complete with its own bathroom and kitchenette. Whether you need space for teenagers, extended family, guests, a home business, or potential dual living, this level effortlessly adapts to your lifestyle while flowing seamlessly to the outdoor entertaining area.

Upstairs, polished timber flooring and an abundance of natural light enhance the welcoming open plan living and dining spaces. Positioned at the rear of the home, the near new kitchen has been thoughtfully designed with stone benchtops, quality appliances, ample storage, and a practical layout that makes both everyday living and entertaining effortless. The adjoining entertaining deck overlooks the backyard and captures beautiful sprawling views, creating the perfect place to relax or host family and friends.

**TYPE:** For Sale

**INTERNET ID:** 37P6395

**SALE DETAILS**

**CONTACT AGENT**

**CONTACT DETAILS**

**Elders Real Estate Shailer Park**

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**Kylie Morris**  
0400 011 760

Stepping outside, the home truly comes to life. The stunning oversized new inground swimming pool is complemented by a showstopping entertaining area featuring a built-in concrete bar and BBQ zone where no expense has been spared. Designed for memorable summer afternoons, weekend celebrations, and relaxed evenings with friends, this incredible outdoor space is guaranteed to impress. The fully fenced backyard also offers a large grassed area for children and pets to play, with plenty of room for a soccer pitch or backyard cricket.

Lovingly maintained and upgraded over time, the home also features a range of valuable improvements, including a filtered water system, updated electrical works, refreshed interiors, improved roofing and guttering, air conditioning, and additional comfort features that allow you to simply move in and enjoy.

Upstairs accommodation includes three bedrooms, all serviced by a well-appointed family bathroom designed with both practicality and comfort in mind.

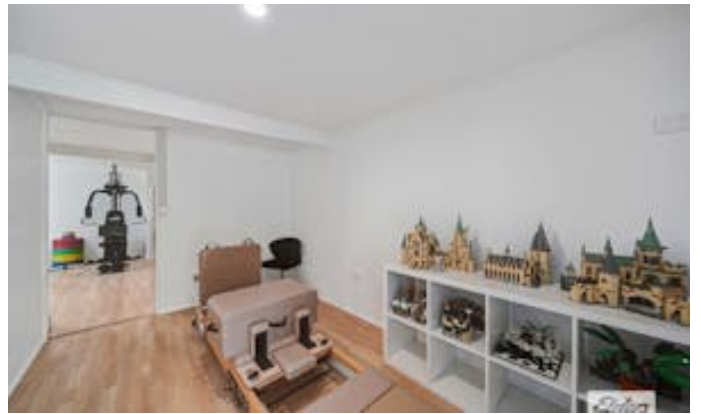
#### Key Features:

- Elevated home capturing stunning sprawling views
- Versatile lower level retreat with bathroom, kitchenette, gym, study and potential for a home run business
- Light filled open plan living and dining spaces
- Polished timber flooring throughout upstairs living
- Near new kitchen with stone benchtops and quality appliances
- Stunning oversized inground swimming pool and premium entertaining area
- Built in concrete bar and BBQ zone designed for entertaining
- Multiple outdoor entertaining areas with additional off street parking options
- Double lock up garage with workshop and laundry
- Air conditioning and move in ready comfort
- Security screens throughout
- Gas hot water system and filtered water system
- Fully fenced yard with electric gate

Conveniently positioned close to quality schools, shopping centres, parks, transport, and everyday amenities, this is a home that delivers the perfect balance of lifestyle, flexibility, and long term comfort.

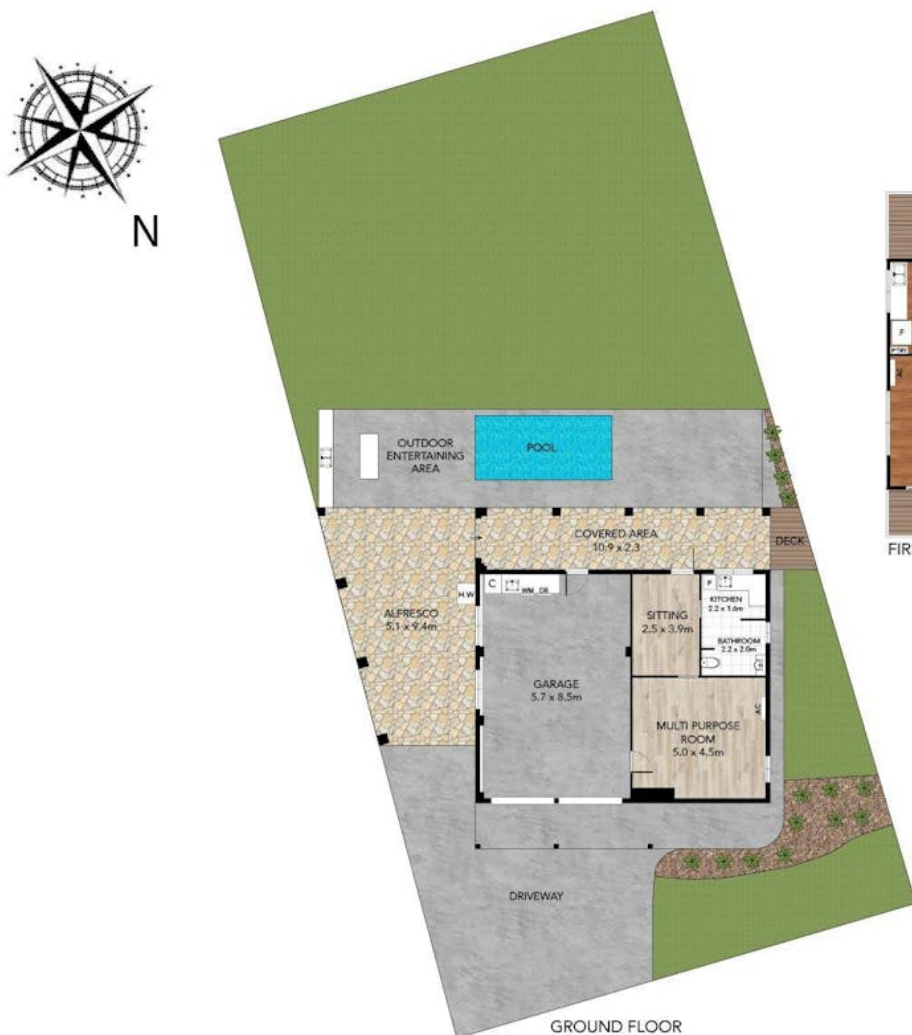
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Sharnelle James  
0417 726 055

14 Baroona Street,  
Rochedale South

- 3 Bed
- 2 Bath
- 2 Car
- 611m<sup>2</sup>

Internal	190 m <sup>2</sup>
External	111 m <sup>2</sup>
<b>Total</b>	<b>301 m<sup>2</sup></b>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.