

Sold



## 9 Shangri-la Court, Rothwell



### Fully Renovated – Pretty as a Picture

This one has lovely character and feels like a private hideaway – you will fall in love the minute you walk in the door. The home sits pretty on an 815sqm block of land and has been extensively renovated from top to bottom with significant improvements made to modernise the home and enhance its livability. This one really is move in ready with not a thing left to do!

The home features:

- Freshly painted inside and out
- Large open plan lounge, dining and kitchen. This space is air conditioned and leads to the outdoors
- Modern kitchen with island bench, soft close draws, electric wall oven, ceramic cooktop, rangehood, dishwasher and ample storage
- Air conditioned 2<sup>nd</sup> living area adjoins the kitchen and has direct access outside
- 4 bedrooms with ceiling fans. 3 of the 4 bedrooms have built-in robes.
- New ensuite to master bedroom with shower, toilet and large vanity basin
- Family bathroom with a walk-in shower and double basin vanity. The toilet is separate
- Internal laundry with storage and direct access outside
- Large covered entertainment deck overlooking the backyard. There is also a smaller deck for relaxing and a spacious entertainment area at the rear of the home
- 1 car lock up garage with drive through access to the backyard and remote-control door
- Gorgeous gardens with a variety of established plants including fruit trees and a veggie patch. There is also grass for the kids and pets to play inside the fully fenced yard
- Extras include; new windows and security screens, new blinds and curtains, wired in smoke alarms, 27 solar panels to help with the bills (around 5kw),

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<b>Price</b>	SOLD for \$441,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1150
<b>Land Area</b>	815 m2

### Agent Details

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### Office Details

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repainted and reconditioned roof, water tank, 2 lock up garden sheds, new flooring throughout, long driveway to park additional vehicles.

Shops, schools, public transport, medical facilities, parklands and even the waterfront are all located within walking distance.

My sellers are ready to consider all serious offers. Homes like this are rare so don't miss out!

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