

Sold



**2 Waterlilly Court, Rothwell**



### Better Than The Rest - Immaculate

Positioned on an elevated block at the end of a quiet cul-de-sac this home is worth serious consideration. The property has been owner occupied, well maintained, and comes with some lovely additional comforts and quality improvements. The home is move in ready and privately positioned opposite horse paddocks at the end of a quiet no through road.

Located nearby is the Rothwell Train Station, bus stops, private and public schools, day care facilities, and major shopping hubs including Westfield North Lakes, The Zone and Peninsula Fair. A short car trip will also find you at the waterfront.

If you are a keen gardener and want some space to potter but not become a slave to it this one is perfect. You will be hard pressed to find better designed gardens in the area. From the front curb to the rear of the block the landscaping has been well thought out and is visually interesting while still being low maintenance (there is even a veggie patch and automatic watering system).

It is also the perfect alternative to unit living – don't pay body corporate and share common walls. The home is neat and sweet and a compact well maintained 4 bedroom, 1 living area home. This one is perfect for a single, couple, retirees or a small family. Come and appreciate 2 Waterlilly Court, Rothwell and you might even be lucky enough to all it home.

The property features:

- Well maintained and meticulously landscaped 378sqm block
- 4 bedrooms with built in robes, near new carpet and new ceiling fans. The main bedroom has a walk-in robe and ensuite with shower and toilet
- Air-conditioned (new) open plan lounge, dining and kitchen flows to the rear covered entertainment area and gardens

 4  2  2  378 m2

<b>Price</b>	SOLD for \$603,000
<b>Property Type</b>	Residential
<b>Property ID</b>	1871
<b>Land Area</b>	378 m2

### Agent Details

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### Office Details

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- Modern kitchen with breakfast bar, dishwasher, pantry, gas cooktop, range hood, double basin sink and an electric wall oven.
- Family bathroom with a bath and shower. The toilet is separate
- 2 car lock up garage with remote control door and internal access into the home
- Covered outdoor entertainment area overlooks the gardens
- Neat and tidy landscaped gardens with an automatic water system, improved drainage, a veggie patch and established vegetation.
- A 5000-litre rainwater tank helps service the gardens, laundry and toilets
- Garden shed
- 6.6Kw Solar power and gas hot water
- Security screens on the windows and doors and an upgraded lock system.
- New smoke alarms throughout the home and a new TV antenna for picture perfect reception

If you are starting out, slowing down or looking for a cracker jack investment this is the home you have been waiting for. Get into the market, move in a modern well equipped home, and enjoy Peninsula living without being a slave to a high maintenance block.

NB All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The above information provided has been furnished to us by the vendor/s. We have not verified whether or not that information is accurate and do not have any belief in one way or the other in its accuracy. We do not accept any responsibility to any person for its accuracy and do no more than pass it on. All interested parties should make and rely upon their own inquiries in order to determine whether or not this information is in fact accurate.