

Sold



**40 Kelliher St, Rothwell**



### ALL THE HARD WORK IS DONE!!!

Nick Jones and the Jan Jones Real Estate Team would like to welcome you to 40 Kelliher Street Rothwell. Recently renovated throughout, this feature packed low-set brick home is sure to impress the most astute buyer. This one-of-a-kind property is located close to local shopping including Westfield North Lakes, private and public schools, public transport, parklands, and easy access to the highway both North and South.

Unique from every angle, this stunning home has been renovated with an up market industrial feel. Timber look flooring, barn-style door, concrete feature lights and a covered timber entertaining area overlooking the fully fenced low maintenance yard are just the start of what makes this renovation something special. Featuring three bedrooms, air conditioning and ceiling fans, the free-flowing floorplan will accommodate the family dynamic with ease. The large master bedroom starts the industrial feel with lush dark grey carpet, designer black ceiling fan, LED Lights, roller blinds, security screens, power points with USB ports, and dark timber barn-style door to the walk-in wardrobes. The modern ensuite features a large walk-in shower with frameless shower screen, rain shower head, concrete feature light, open shelving, black sink and tapware and deluxe tiles. The additional bedrooms feature dark grey carpet, designer black ceiling fans, roller blinds, LED Lights, security screens, power points with USB ports and a wardrobe.

The kitchen, living and entertainment spaces are truly the standout feature of this property and must be seen to be appreciated. The light-filled living room connects perfectly with the open-plan kitchen with built-in dining table and island bench combination. Modern LED lights are installed, and the roller blinds and curtains provide a cinema-style feel once closed for movie nights at home. The large air-conditioner will service the whole house on those summer days. Entertaining on the patio, overlooking the fully fenced yard will be a breeze with exceptional connections between the living room, kitchen and outdoors with the bi-fold doors creating a great

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<b>Price</b>	SOLD for \$760,000
<b>Property Type</b>	Residential
<b>Property ID</b>	2184
<b>Land Area</b>	647 m2

#### Agent Details

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sense of space. The feature privacy screen and party style lights make this deck one you'll want to invite all your friends over to enjoy. The charcoal kitchen is the perfect backdrop for the island bench and features designer concrete pendant lights, black tap wear, fixtures and power points. Electric cooking with Omega wall oven, electric glass cooktop, stainless steel range hood and dishwasher make this kitchen a feature of the home you will want to show off.

The main bathroom is well designed and continues the theme with a designer basin, feature black taps and fixtures, a walk-in shower with rain shower and frameless glass, a large bath, textured tiles, combo exhaust & heat lamp and luxury bath. The designer entrance is complete with built-in storage, mud-style drop zone, concrete feature wall, built-in study desk, exposed beams and feature directional light. Throughout the home is timber-look flooring. A large, tiled laundry features loads of storage space and external access. The oversize single attached garage features internal access and electric roller door. There is also side access and off-street parking for extra vehicles, caravan, boat or trailer making this a must view property for all serious buyers!!

The property features:

- Designer entrance complete with built-in storage, mud-style drop zone, concrete feature wall, built-in study desk, exposed beams and feature directional light.
- Master bedroom with dark grey carpet, designer black ceiling fan, LED lights, roller blinds, security screens, power points with USB ports, and dark timber barn-style door to the walk-in wardrobes.
- Modern ensuite features a large walk-in shower with frameless shower screen, rain shower head, concrete feature light, open shelving, black sink and tapware and deluxe tiles.
- The additional bedrooms feature dark grey carpet, designer black ceiling fans, roller blinds, LED Lights, security screens, power points with USB ports and a wardrobe.
- Designer kitchen with island bench, modern appliances, designer concrete pendant lights, black tap wear, fixtures and power points.
- Open plan living space with air conditioning connecting perfectly with the kitchen and outdoors.
- The main bathroom features designer basin, feature black taps and fixtures, a walk-in shower with rain shower and frameless glass, a large bath, textured tiles, combo exhaust & heat lamp and luxury bath.
- Rear timber deck with bi-fold doors perfect for entertaining guests
- Tiled laundry with loads of storage space and external access.
- Oversize single garage with electric roller door.
- Side access for extra vehicle storage, boat, or caravan.

Call Nick Jones today to book your inspection!! 0439 769 539

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