



FOR SALE

DISCOVER ROSEWOOD LIVING – IDEAL HOME OR INVESTMENT OPPORTUNITY

Rental Income: \$550 per week (Lease expires 09/01/2025)

Property Features:

- 4 Bedrooms – Master with ensuite and built-in wardrobes
- 2 Bathrooms – Modern quality finishes
- 2-Car Garage – Secure and spacious
- Air-Conditioned Living Area & Fans throughout – Perfect for year-round comfort
- 170m² of Living Space – Functional and family-friendly layout
- 559m² Block – Fully fenced backyard, ideal for kids and pets

Lifestyle and Community

Rosewood, located in South East Queensland, is a charming and fast-growing suburb situated approximately 60 km west of Brisbane and 20 km west of Ipswich. Known for its welcoming community, semi-rural charm, and modern amenities, it appeals to families, retirees, and investors alike.

- A friendly, tight-knit community with a relaxed lifestyle.
- Combines the best of country living with urban conveniences.
- Regular community events and markets add vibrancy to the area.

Transport

- Served by the Rosewood Train Station, part of the Ipswich/Rosewood line, offering easy access to Brisbane.
 - Close to major highways, including the Warrego and Cunningham, for convenient travel by car.
- Rosewood is conveniently located near RAAF Base Amberley, one of Australia's largest Air Force bases. The base is approximately 15 km east of Rosewood, a short drive of about 10-15 minutes, depending on traffic.

This close proximity makes Rosewood an ideal location for RAAF personnel and their families, offering a peaceful, community-focused lifestyle while maintaining easy access to the base. It also contributes to a steady demand for rental properties in the area, appealing to investors.

4 BED | 2 BATH | 2 CAR

PRICE:

ALL BUYERS \$610,000 - \$650,000

OPEN FOR INSPECTION:

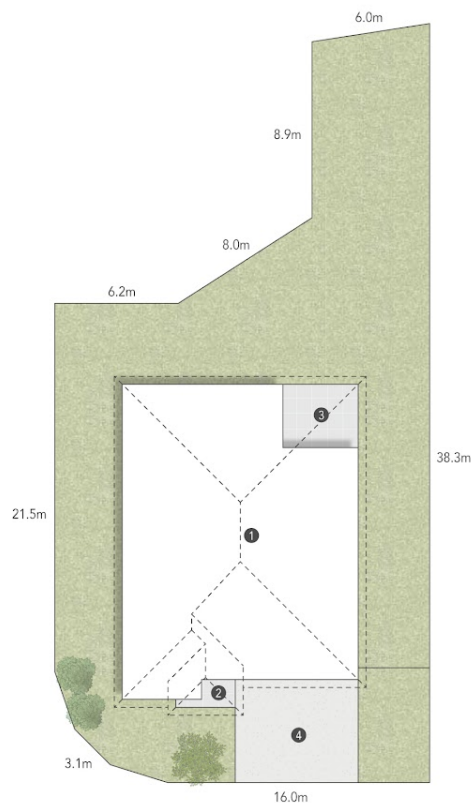
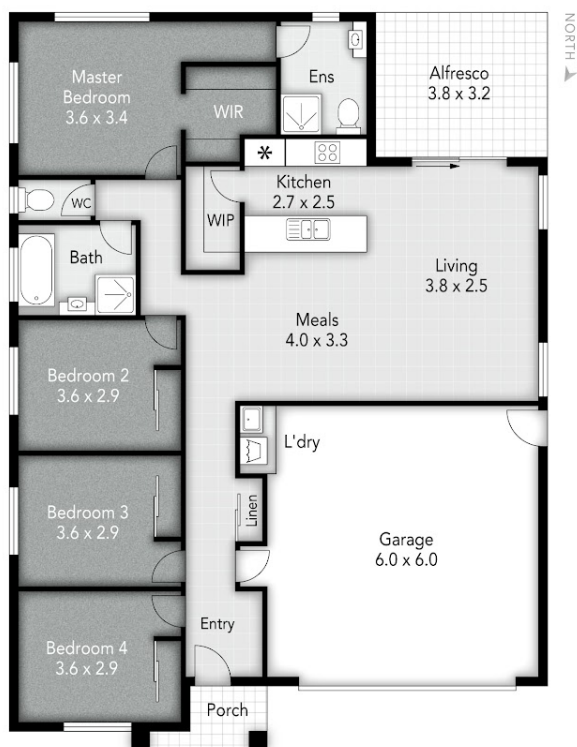
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SITE PLAN LEGEND

1. Residence
2. Porch
3. Alfresco
4. Driveway

95 Kunkala Court
ROSEWOOD

559 m²

4 Bed

2 Bath

2 Car

Internal: 169 m²

External: 15 m²

Total: 184 m²

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer

imagescollab.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.