



**SOLD**

## GREAT LOCATION

Welcome to 39 Allister Crescent Rothwell.

Situated on an elevated 600m2 block with manicured lawns and gardens in a premiere and highly sought after estate, this meticulously well-kept 4 bedroom home is an absolute must to inspect.

Open plan kitchen and dining with 2 separate living rooms that flow out to the enclosed pergola area where you can entertain or just watch the kids have fun running around on the lush lawn, perfect for pets also and with enough room for a pool or big shed.

Location wise, this home is perfectly positioned with North Lakes Westfield and the Bruce Highway only a short drive.

You also have local schools both public and private, the Rothwell Zone shopping precinct, medical facilities, Rothwell Train Station, BCF, Supercheap and other amenities all within walking distance or a 5-minute drive.

Features included.

- Master with W.I.R ensuite air con and ceiling fans
- 3 bedrooms all with built ins and ceiling fans
- 2nd bathroom
- Side access for vehicles
- Insulation
- Ceiling fans in living areas
- Security screens
- New energy efficient heat pump for hot water
- Internal access to garage

Don't wait, call Dave today to book your inspection.

**4 BED | 2 BATH | 2 CAR**

**PRICE:**  
**\$890,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Mike Smithers**  
**0402221163**  
mikesmithers@atrealty.com.au  
[www.atrealty.com.au](http://www.atrealty.com.au)



-  4
-  2
-  2

**39 Allister Crescent Rothwell | Estimated Total: 209m<sup>2</sup>**

THIS FLOOR PLAN INCLUDING FURNITURE, FIXTURE MEASUREMENTS AND DIMENSIONS ARE APPROXIMATE AND FOR ILLUSTRATIVE PURPOSES ONLY. SIMMS AGENCY GIVE NO GAURANTEE, WARRANTY OR REPRESENTATION AS TO THE ACCURARY AND LAYOUT. PLEASE DIRECT ALL QUESTIONS REGARDING THE PROPERTY TO THE AGENT, VENDOR OR PARTY REPRESENTING THE PROPERTY.

**SIMMS  
AGENCY.**  
TAKING PHOTOS & STUFF

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.