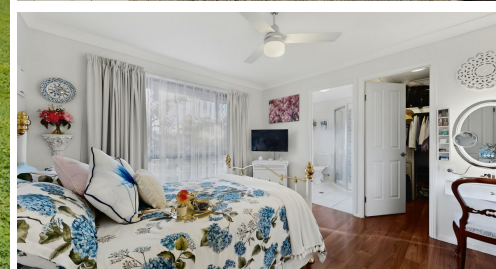


ADDRESS UPON REQUEST



# FOR SALE

## BEAUTIFULLY PRESENTED MODERN 3BR DUPLEX

Feels just like home when you step into modern living with this impressive 3-bedroom duplex that perfectly balances comfort, convenience and coastal lifestyle in sought-after Rothwell.

Positioned on a generous 417 square metre block, this thoughtfully designed home offers the space and features that today's families crave, all within easy walking distance of the Rothwell railway station for seamless city connections.

The heart of this home showcases a spacious open-plan living area flowing to the outdoor entertainment spaces, creating the perfect environment for both daily family life and weekend gatherings. Built-in wardrobes in all bedrooms ensure clutter-free living, while the modern kitchen features quality built-in appliances including a dishwasher for effortless meal preparation and cleanup.

While the practical floor plan maximises over 160 square metres of generous living space. Two well-appointed bathrooms service the home, including convenient access from the master bedroom area.

The outdoor offerings truly set this delightful property apart:

- Dedicated outdoor entertainment area ideal for hosting family barbecues
- Private courtyard providing additional space for children to play
- Fully fenced perimeter ensuring security and privacy
- Remote-controlled double garage with secure parking for two vehicles

Beautiful gardens with water tank and grey water system helping reduce utility costs. The entertainment areas flow beautifully from indoor to outdoor spaces, making this home perfect for the Queensland lifestyle.

3 BED | 2 BATH | 2 CAR

PRICE:  
New to Market

OPEN FOR INSPECTION:  
N/A



**Frontline Properties**  
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# Unit 1, 15 Cadell Crescent, Rothwell

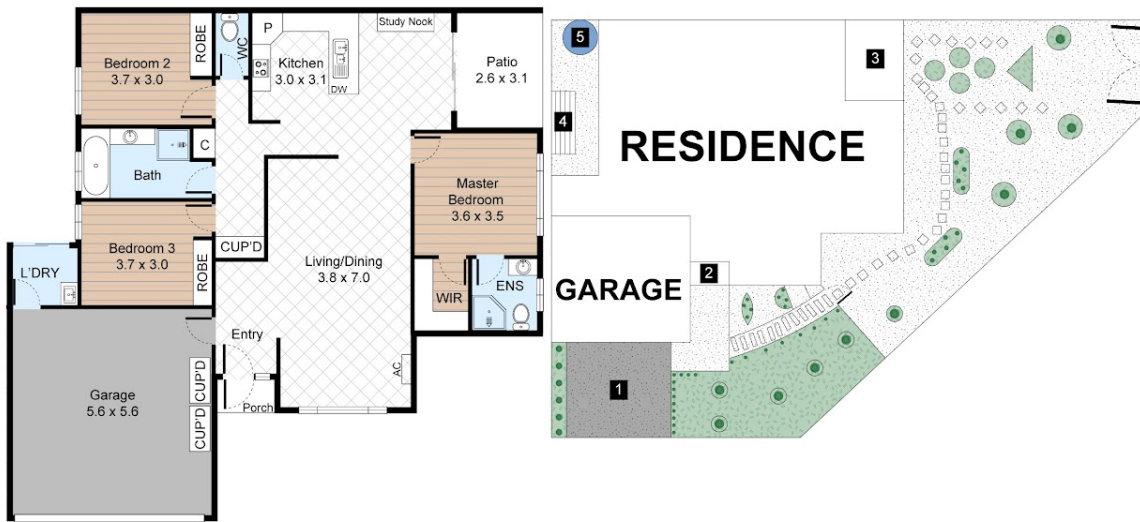
3 Bed 2.5 Bath 2 Car



## LEGEND

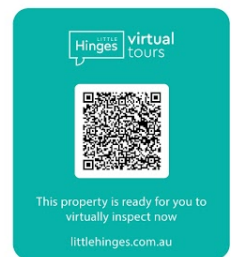
1. Driveway
2. Porch
3. Patio
4. Clothes Line
5. Water Tank

Internal : 153m<sup>2</sup>  
External : 8m<sup>2</sup>



FLOOR PLAN

SITE PLAN



All information contained herein is gathered by Little Hinges. Whilst the scanning technology is highly reliable, we cannot guarantee its accuracy and interested parties should rely on their own enquiries.

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.