

SOLD



48 Roccella Loop, Ashby



## Modern, Low Maintenance Living with Strong Rental Appeal

Set in a quiet, family-friendly pocket of highly sought after Ashby, this impressive 4 bedroom, 2 bathroom home with multiple living zones, delivers the ideal balance of space, comfort and low maintenance living.

Larger than most properties in the area and designed with everyday practicality in mind, the home features a generous open plan living and dining zone and a separate family or theatre room that flows seamlessly from a stylish, fully equipped kitchen, perfect for both relaxed family living and entertaining guests.

Freshly painted and enhanced with new downlights throughout the living areas, the home presents as move in ready with

 4  2  2  390m<sup>2</sup>

**Price** SOLD for  
\$923,000

**Property Type** Residential

**Property ID** 268

**Land Area** 390 m<sup>2</sup>

**Floor Area** 172 m<sup>2</sup>

### Agent Details

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### Office Details

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absolutely nothing to do.

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All four bedrooms are well proportioned and include built in robes, while the master suite enjoys the privacy of its own ensuite and walk in robe. Ducted evaporative air cooling throughout ensures year round comfort(along with gas point for heating) and the low maintenance outdoor area provides a private space to unwind after a long day.

Positioned just moments from local parks, schools, shops and public transport, with easy access to major arterial roads, this location is ideal for families, professionals, FIFO workers and investors alike.

Whether you're looking to move straight in or secure a strong rental return of approximately \$780-\$800 per week, this property represents outstanding value in a tightly held suburb.

#### Key Features

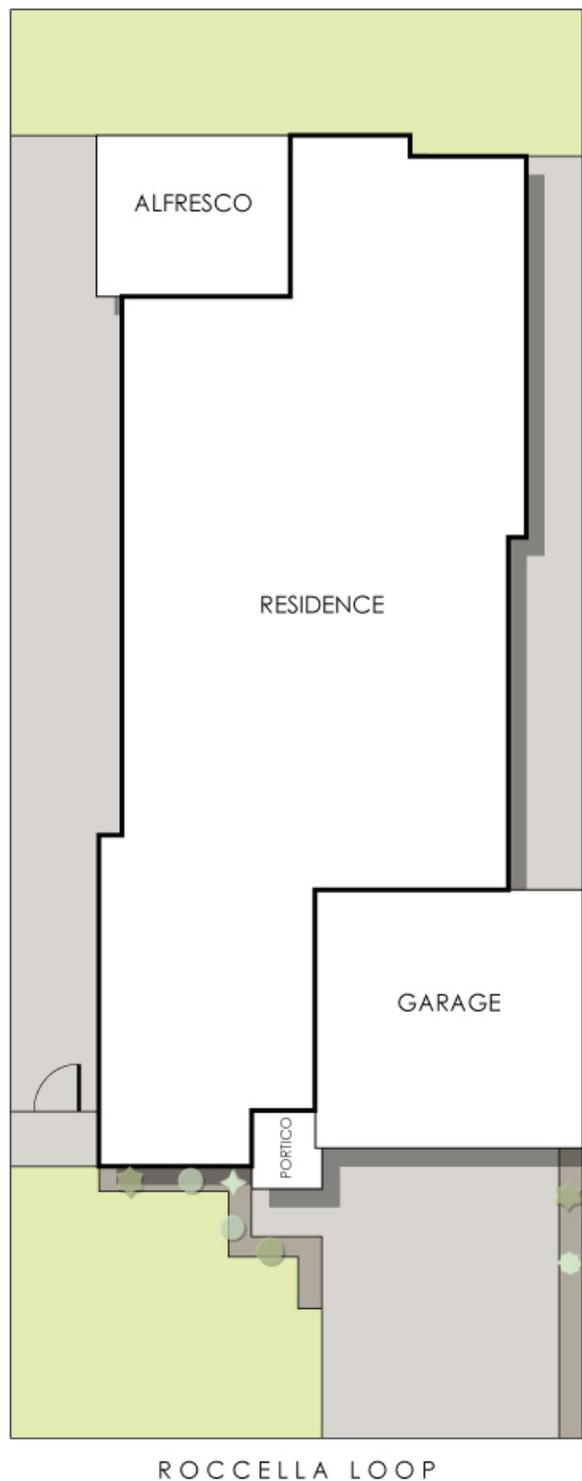
- \* Large master bedroom with double walk in robes & ensuite bathroom
- \* Ensuite with enclosed shower, vanity and separate WC
- \* Study area
- \* Separate family / theatre / games
- \* Huge open plan living and dining designed for easy entertaining
- \* Modern, fully equipped kitchen with quality appliances, large fridge space & pantry
- \* All minor bedrooms with built in wardrobes
- \* Freshly painted throughout, nothing to do, just move in
- \* New downlights to living areas
- \* Ducted evaporative air conditioning for year-round comfort
- \* Low maintenance outdoor area, ideal for relaxing
- \* Instant gas hot water system
- \* Lock up garage plus additional off-street parking
- \* Quiet, family friendly street in a sought-after Ashby location

- \* Close to parks, schools, shops and public transport
- \* Easy access to major roads for a smooth daily commute
- \* Ideal home or investment opportunity
- \* Built in 2014
- \* 390sqm block
- \* 172sqm of living

Financials:

- \* Council - \$2,397 pa
- \* Water - \$1,279 pa
- \* Estimated rental return of \$780–\$800 per week

*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.*



## 48 Roccella Loop, Ashby

Residence 150m<sup>2</sup> | Portico 3m<sup>2</sup> | Garage 32m<sup>2</sup> | Alfresco 15m<sup>2</sup>

**Total Area 200m<sup>2</sup>**



This floorplan is for illustration purposes only to show the layout of the property. Whilst every effort has been made to ensure the accuracy of this floor plan, all measurements, and any other information shown are an approximate interpretation only. Measurements and total areas do not include or account for wall thickness or roof area under eaves. Crib Creative will not be held liable or responsible for any error, omission, misrepresentation or use of any information shown on this floor plan. Not to be used for any other purpose. [www.cribcreative.com.au](http://www.cribcreative.com.au)