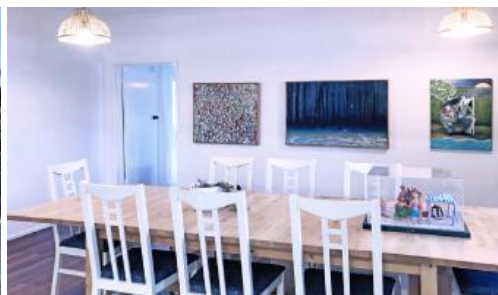


Sold

104 Sherwood Rd, Rocklea



## CALLING ALL FIRST HOME BUYERS AND INVESTORS!

### SOLD OFF MARKET

Here is a spacious 1950's timber home exuding character at every turn, which was raised high above the flood level in 2011, making it a very unique opportunity for the area. Located just up the road from the bustling Brisbane Produce Markets, and within a stone's throw of everything Rocklea has to offer, this property really is in the perfect location. It is ideal both as an investment property with many of the employees at the Markets looking to rent close to work – or similarly for first home Buyers, as it is within that highly sought-after 10km range of the CBD. Move in and live in comfort as is, or take advantage of the vast potential this home has to offer.

The dwelling is a well-maintained, high-set weather board home featuring 3 huge bedrooms, entertainment deck, as well as two separate living areas (the family room which could easily be turned into a 4th bedroom if required). The home boasts a super functional layout, plus there are high ceilings and polished hardwood floors throughout (except in the kitchen and bathroom which have vinyl coverings). The kitchen has recently been repainted, and the bath tub freshly enameled.

🛏 4 🚿 1 🚗 4 📏 464 m2

Price	SOLD
Property Type	Residential
Property ID	734
Land Area	464 m2

### AGENT DETAILS

Kenneth Mow - 0432 069 662

### OFFICE DETAILS

iSale Property - Eight Mile Plains  
2497 Logan Rd Eight Mile Plains,  
QLD, 4113 Australia  
(07) 3219 8500



The home is positioned on a level 464m<sup>2</sup> residential allotment, with an enviable north facing aspect. Other property features of note include air conditioning in the main bedroom and living area, ceiling fans, 4+ car accommodation under the house, laundry also under the house with plumbing potential for a second bathroom, and brand new electrical.

It's a short 200m stroll to the Rocklea shops, 15 minute walk to the train station, and a 15 minute drive to the CBD along Ipswich Rd which is easily accessible nearby. A recent RP Data Report released in August 2013 highlighted that Rocklea has emerged Brisbane's most affordable place to buy within 10km of the CBD. Inspect today!

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.