

Sold



70 Morris Road, Rothwell



## Looking For a Large Family Home?

This is it...The one you have been waiting for! The first time offered to the market in 32 years! The current owners built the home and have adored living here. The time has come now however, to take the next step and they are now offering this spacious family home to the market. Perfectly positioned super close to local schools (Mueller college is just across the street), shops, public transport and kilometer of peaceful walking tracks this one demands your attention.

There are spacious bedrooms and bathrooms spread over the two level of the home and the owners have carried out several updates throughout the years. The design is excellent for those looking to dual live or run a business from home. There is great space inside for the family to gather together and also a large covered entertainment area at the rear to unwind in. If you need storage, there is more here scattered throughout the home than I have ever seen before – everything has a place.

4 3 2

647 m2

**Price** SOLD for  
\$770,000

**Property Type** Residential

**Property ID** 1649

**Land Area** 647 m2

### Agent Details

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### Office Details

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The property boast:



Downstairs:

- Welcoming entry hall
- Carpeted formal lounge
- Formal dining room with air conditioning and plantation shutters
- Large modern kitchen with stone benchtop, breakfast bar, ceramic cooktop, electric oven, dishwasher, rangehood, large pantry and ample storage
- Built in study nook
- A casual dining room adjoins the kitchen. This space leads to the covered outdoor entertainment area
- 2<sup>nd</sup> living area at the rear of the home with a reverse cycle air conditioner and ceiling fan. Great family room or kids den. This space also leads to the outdoor entertainment area
- Bedroom with built in robes
- Bathroom with a shower and toilet
- Eat in kitchenette – great for the dual living situation or home office. This space also has its own private entry if required
- Laundry with storage
- Screened in and covered entertainment area flows to the backyard – use this space all year around
- 2 car lock up garage with remote control doors, internal access into the home and a workshop space

UPSTAIRS:

- Carpeted internal stairs link the two levels of the home
- 3 spacious bedrooms with built in robes. The master bedroom and one other have access to the front balcony
- Huge ensuite to the master bedroom with shower, toilet and vanity basin.
- Family bathroom with a shower and a bathtub. The toilet and basin are separate

Extras Include:

- 3 water tanks totaling 10,000 Liters – great for the gardens and lawn
- 5kw solar power
- Garden shed with storage
- Ceiling insulation
- Ample storage scattered through the home
- Fully fenced 647sqm block
- Landscaped gardens with room for the kids and pets to play – there is even room for a pool if you desire
- Security screens on the windows and doors

The property has been extremely well maintained and you can move in and simply enjoy. The home is located amongst other neat properties and close to nature reserves and kilometres of walking and bike tracks both north and south. The position is elevated, and the home is well designed to capture the sea breezes off the bay. This home is perfectly located for children attending Mueller College and Grace Lutheran College. Close by are a selection of shopping areas and the Rothwell Train Station and bus transportation is nearby.

Instructions are clear to present all serious offers

All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

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