

Property Package Fixed Price - Full Turnkey

VIVA ROCHEDALE

2 Viva Rochedale ROCHEDALE QLD 4123



\$1,545,900

Welcome to Viva Estate, Rochedale Viva Rochedale is an exclusive residential estate offering a rare opportunity to secure your dream home in one of Brisbane's most prestigious and connected suburbs. With a blend of natural tranquillity, elevated living, and outstanding proximity to schools, shopping, and transport, Viva is ideal for families, professionals, and investors alike. Why Choose Viva Estate, Rochedale? Shopping & Essential Services Viva Rochedale is ideally positioned close to leading retail and service hubs for complete everyday convenience;

LAND PRICE \$998,000	LAND SIZE M ² 376.0
BUILD PRICE \$547,900	BUILD SIZE M ² 215.0
LAND REGISTRATION Aug-26	EST. RENTAL RETURN P/W ON REQ.

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FLOOR PLAN

SINGLE DWELLING

Total Area

215.0 m²

4

2

2

The ground floor plan shows a rectangular layout. At the front is a small Porch leading into an Entry. To the left of the Entry is a large Garage. To the right of the Entry is a Pdr (Pantry) and a staircase. The main living area includes a Living room with a sofa and armchairs, a Kitchen with a sink and stove, a Dining area with a table and chairs, and an Alfresco area. A L'dry (Laundry) room is located between the Kitchen and the Garage.

The first floor plan shows a layout with four bedrooms (Bed 1, Bed 2, Bed 3, Bed 4) and a Bath. A large Leisure area is located between the Bath and the bedrooms. A WIR (Walk-in Robe) is located near Bed 1. An Ens (Ensuite) is located near Bed 1. A staircase is located near the Bath and the Leisure area.

Floorplan, facade, and all measurements are approximate and subject to change. Images, colors, and dimensions are for illustration only and may differ from final product. Prices shown are examples and may change without notice. Additional fees may apply. Lot widths may vary based on estate requirements and council guidelines. Contact your sales consultant for complete terms and conditions.

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