

Property Package Fixed Price - Full Turnkey

VIVA ROCHEDALE

1 Viva Rochedale ROCHEDALE QLD 4123



\$1,732,900

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 \$1,150,000	LAND SIZE M ² 618.0
BUILD PRICE \$582,900	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 large open-plan living and dining area. The living area includes a sofa and a coffee table. The dining area has a table and chairs. The kitchen is equipped with a sink, stove, and oven. An alfresco area is attached to the living area. A laundry room (L'dry) is located near the kitchen. A powder room (Pdr) is situated near the entry. A large garage is attached to the side of the house. The entry leads to a porch.

The first floor plan features four bedrooms (Bed 1, Bed 2, Bed 3, and Bed 4). A central leisure area includes a lounge and a fireplace. A bathroom (Bath) is located near the center of the floor. A walk-in wardrobe (WIR) is attached to Bed 1. An ensuite (Ens) is attached to Bed 4. Stairs lead up to the second floor.

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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