# 19 Roseheath Boulevard, Kiara

## No Strata Fee, Space, Comfort and Easy-Care Living

This is a street front, no strata fee, parkview property.

Tucked away in a quiet cul-de-sac, this well-proportioned three bedroom home offers an easy-care lifestyle with all the everyday essentials already in place.

Inside, the layout provides plenty of flexibility, with a separate formal lounge complemented by an open-plan kitchen, dining and living area that forms the relaxed heart of the home. The kitchen is equipped with a gas cooktop and ample bench space, while the adjoining living zone includes split-system air conditioning for year-round comfort.

The master bedroom features a walk-in robe and semi-ensuite access, while the two additional bedrooms are both generously sized and include built-in robes. The main bathroom offers the convenience of a separate bath and shower, while two toilets, a dedicated laundry with outdoor access and ducted air conditioning throughout add to the home's practicality.

Outside, a substantial covered entertaining area creates a great extension of the living space, with plenty of room for outdoor dining, relaxing or entertaining. There is also an undercover lock-up carport and separate storeroom, all set on an easy-care 304sqm parcel.

Comfortable as it is, the home also offers plenty of potential for buyers

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| **Price** | Offers invited |
| **Property Type** | Residential |
| **Property ID** | 33672 |
| **Land Area** | 304 m2 |

### Agent Details

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wanting to add their own touches over time, making it an appealing option for first-home buyers, downsizers or investors alike.

Features include:
Three sizeable bedrooms
Master bedroom with walk-in robe and semi-ensuite access
Built-in robes to both additional bedrooms
Separate formal lounge room
Open-plan kitchen, dining and living area
Gas cooktop
Ducted air conditioning throughout
Gas bayonet
Main bathroom with separate bath and shower
Two toilets
Separate laundry with direct outdoor access
Large covered outdoor entertaining area
Separate storeroom
Undercover lock-up carport
Easy-care 304sqm landholding
Quiet cul-de-sac location

Positioned within easy reach of Kiara Shopping Centre, approximately 1.1km away, as well as local parkland, public transport, schools and everyday amenities. Kiara College is approximately 1.7km away, adding further convenience for families.

A comfortable, practical home with multiple living areas, excellent outdoor space and all the necessities for a relaxed, low-maintenance lifestyle.

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