

**11 Gila Place, Springfield, Qld 4300**



**House For Sale**

Monday, 22 April 2024

11 Gila Place, Springfield, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 528 m2**

**Type: House**



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## FOR SALE!

Positioned on a low maintenance and fully fenced 528m<sup>2</sup> block in a cul-de-sac, this property is a prime opportunity for investors, first home buyers, or families seeking a well-maintained residence close to essential amenities. Enjoying proximity to the local train station, schools, parks, and shops, with Orion Shopping Centre and Robelle Parklands just minutes away, this home encapsulates convenience and comfort. Key Features:- Four built-in bedrooms with ceiling fans, ensuring ample accommodation for residents.- Master bedroom boasts a walk-in robe and en-suite, providing a luxurious retreat.- Modern kitchen seamlessly integrates with open plan living and dining areas, fostering a cohesive living space.- Private undercover patio area invites outdoor entertainment and BBQ gatherings.- Security screens installed throughout the property, enhancing safety and peace of mind.- Double garage with remote control ensures convenient and secure vehicle parking.- Fully fenced 528m<sup>2</sup> block offers privacy and security, with only one neighbouring property.- Currently tenanted until 25/11/24, generating a rental income of \$560 per week. Location Situated in Springfield, a rapidly growing region renowned for its community-centric lifestyle and abundance of amenities, this property presents an enticing investment opportunity. With a range of facilities within walking distance and major attractions such as Orion Shopping Centre and Robelle Parklands just moments away, residents can relish in the convenience and vibrancy of this thriving locale. Don't miss the chance to secure this exceptional property. For more information or to schedule a viewing, contact Kristian Samuels today. Take advantage of this opportunity and embrace the Springfield Lakes lifestyle. Disclaimer: PLEASE NOTE: \*With the advice and direction from Federal Government and Real Estate Institution of QLD (REIQ), we are excited to now be conducting open inspections. Please keep in mind restrictions still apply with a maximum of 50 attendees inside the property at one time. Social distancing and hygiene protocols will also be strongly observed.\*Important. Whilst every care is taken in the preparation of the information contained in the marketing, Purple Cow Real Estate will not be held liable for any errors in typing or information. All information is correct at the time of advertising.