

**12 Grampian Street, Springfield Lakes, Qld 4300**



**House For Sale**

Wednesday, 12 June 2024

12 Grampian Street, Springfield Lakes, Qld 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 400 m2**

**Type: House**



Emma Robinson

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## Offers over \$699,000

Welcome to your dream home in the heart of Springfield Lakes. This stunning four bedroom home is perfect for growing families and those who love to entertain. Nestled on a generous 400m<sup>2</sup> block, this property offers the perfect blend of space, comfort and convenience. Features at a glance: 4 Spacious bedrooms: Plenty of room for the whole family, with built-in wardrobes and ample natural light. 2 Modern bathrooms: Enjoy the luxury of an ensuite and a well-appointed family bathroom with separate shower and bath. Open-plan living: A seamless flow between the living, dining, and kitchen areas, perfect for family gatherings and entertaining. Gourmet kitchen: Equipped with modern appliances, ample bench space, and a breakfast bar. Outdoor entertaining area: A covered patio ideal for bbq's, relaxing, and enjoying the outdoors. Low maintenance yard: A beautifully landscaped garden that's easy to care for, giving you more time to relax and enjoy your home. Double lock up garage: Secure parking for two cars with additional storage space. Prime location: Close to parks, schools, shopping centres, and public transport, making everyday living a breeze. Don't miss out on this exceptional opportunity to secure a family home that ticks all the boxes. Whether you're a first time buyer, looking to upgrade or searching for that ideal investment to add to your portfolio, you must inspect this property. Investors: Currently tenanted at \$525 per week until January 2025 Council rates = \$768.85 per quarter Water = Approx \$340.00 per quarter Area Details: - 5 minutes\* to Springfield Central - 5 minutes\* to major Orion Shopping Centre - 10 minutes\* to Springfield Station - 20 minutes\* to Brisbane - 20 minutes\* to RAAF Amberley Base - Easy access to Centenary Highway - fantastic for commuters to Brisbane, Ipswich and Toowoomba