

**1704/1 Ian Keilar Drive, Springfield Central, Qld
4300**



Sold Unit

Thursday, 5 October 2023

1704/1 Ian Keilar Drive, Springfield Central, Qld 4300

Bedrooms: 2

Bathrooms: 2

Parkings: 1

Type: Unit



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\$533,000

Please register for the Open Home due to security access A house requires a lot of maintenance, who has time for that? Let us show you how you can enjoy a lifestyle that enhances your quality of life! This exquisite apartment is on the top floor and offers a stunning view of Robelle Domain Parklands, Spring Mountain and the beautiful gardens of Park Avenue. With a very desirable North Facing Aspect and floor-to-ceiling windows that capture the wonderful view, you will truly feel as if you are on top of the world. Located close to everything you'll ever need, your amazing home is within walking distance of Orion Town Shopping Centre, Robelle Parkland, Orion Lagoon, USQ, Mater Hospital, GE Building, Springfield Tower, and Springfield Central Train Station. Everything will be at your fingertips. With security at the forefront, the apartment building has an integrated system, including intercoms and access fobs for controlled entry to all floors via the two luxurious lifts, along with strategically positioned security cameras. You will enjoy entry to the Podium level, an area suitable for hosting barbecues with friends and family, along with a secure parking area that features an additional storage space. Features at a glance include:- 2 Bedrooms, with Built in mirrored robes and ceiling fans- Air Conditioned Master Bedroom with a fabulous Ensuite - both bathrooms have floor to ceiling tiling - European style laundry behind closed doors - Open Plan living with ceiling fan AND Air Conditioning as well a Study nook off the kitchen - Modern Kitchen with impressive island bench, pantry cupboard, Gas Cook Top, Dishwasher - all with quality stainless steel appliances - A very spacious Balcony with privacy screen and stunning elevated views of Greater - Springfield - views that will never be built out! - Podium Level with share BBQ facilities, grassed area - great for socializing with friends and family For the investor, this property has been rent appraised for \$490 to \$520 per week. Rates: Approximately \$495 / qtr Water: \$215 / qtr + consumption Body Corporate: \$1,448.94 Tri-Annually (every 4 months) Greater Springfield is a city in the making and truly one of the best times to invest in such a high growth area. In the case you are not aware, here are some of the key facts about beautiful Springfield: Estimated cost on completion: \$85 billion Total land area: 2,860 hectares (7,067 acres) CBD land area (Springfield Central): 390 hectares (963 acres) or twice the land area of Brisbane CBD Represented by six suburbs: Springfield Central, Springfield Lakes, Brookwater, Augustine Heights, Spring Mountain and Springfield Job creation target for 2030: 30,000 (one for every three residents) For further information including Body Corporate Fees, or to check for up-coming inspections, please contact Kerry & Kylie today. We welcome your call and look forward to meeting you!