

**24/9 Springfield College Drive, Springfield, Qld 4300**

**RaaS**  
Property Group

**Townhouse For Sale**

Monday, 5 February 2024

24/9 Springfield College Drive, Springfield, Qld 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 141 m2**

**Type: Townhouse**



**Brendan Bouton**

0421412141

## Offers over \$489,000

Whether you're a first-time buyer, an investor, or simply looking to downsize, this townhouse offers exceptional value and endless possibilities. Springfield is a vibrant and established suburb known for its friendly community, excellent amenities, and ease of access to nearby shopping centers, schools, parks and public transport. This location offers a perfect balance of lifestyle and convenience. Situated in a highly sought-after and extremely convenient location, this townhouse boasts a well-designed floor plan that maximizes space and functionality. The open-plan airconditioned living area flows from the kitchen & out to the covered alfresco, creating a warm and inviting atmosphere for both relaxation and entertaining. The spacious bedrooms have built in robes and ceiling fans with a split system air conditioner in the master bedroom. The townhouse also features modern bathrooms, complete with sleek fixtures and finishes that add a touch of elegance. The private courtyard provides a suitable space for pets (pending body corporate approval) and the opportunity for outdoor entertaining. LOCATION LOCATION: - 1 minute drive to Springfield train station- 2 minutes drive to Springfield Fair shopping precinct- 2 minutes drive to Woodcrest State College- 3 minute drive to Goodstart Early Learning Centre- 5 minutes drive to Springfield Lakes State School- 5 minutes drive to Brookwater Golf Club- 28 minutes drive to Ipswich CBD- 35 minutes drive to Brisbane CBDPROPERTY FEATURES:- Open-plan living area and covered alfresco for relaxation and entertaining- Airconditioned living and master bedroom- Modern kitchen with stone bench tops - Large bedrooms with built in robes and ceiling fans- Modern bathrooms with sleek fixtures and fittings- Security screens- Remote single garage THE NUMBERS:Body corporate levies - approx \$75 per week.Council rates - approx \$550 per quarter.Rental income - tenants in place at \$540 per week from 3 Feb 2024 Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested parties should rely on their own inquiries.