

**3 SPRINGBROOK AVENUE, Redlynch, Qld 4870**



**Sold House**

Thursday, 16 November 2023

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**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 600 m2**

**Type: House**



David Jeffries  
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Ashley Boxsell  
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**\$685,000**

This spacious family home is perfectly located within walking distance to Redlynch Central shopping centre, medical services and sports facilities. Springbrook Estate is a premium community area with its own parklands for your leisure activities. Features include:-  
- Spacious kitchen with gas cooktop and dishwasher  
- Huge open plan living/dining rooms with an abundance of windows for natural light  
- Main bedroom with ensuite bathroom, walk-in robe and direct access to the rear patio  
- Bedrooms (2) and (3) both with built-in robes  
- Bedroom (4) – ideal for children or home office  
- Main bathroom has a separate shower and bathtub  
- Big covered rear patio – no hot afternoon sun!  
- Double lock up garage with internal access door  
- Cool floor tiles throughout the home – easy maintenance!  
- All living areas and bedrooms have split air conditioners – stay cool!  
- Double gate side access to backyard – park your boat, van or trailer off street  
- Fully fenced low maintenance 600m<sup>2</sup> block of land – no rear neighbours!  
- Huge 10Kw solar system (26 panels) - save on electricity costs!  
- Springbrook Estate has Building Covenants in place to protect your investment  
- Walk to Redlynch Central, St Andrews Catholic College and Redlynch State College  
- Easy 20 minute drive to Cairns CBD, International Airport and the Northern Beaches  
- Early settlement with vacant possession available!  
- Potential rental \$650 - \$670 per week  
If you seek a low maintenance family home in the sought after 'Springbrook Estate' you should inspect – be quick and move in before Christmas! For further information contact Ashley Boxsell 0435 449 469 or David Jeffries 0419 757 597  
NB: Virtual furniture has been used in the photographs for advertising purposes only. Please be aware that the photographs do not represent the exact presentation and are for representational purposes only.  
\*\*Disclaimer: The information provided in this property listing, including measurements and property descriptions, is believed to be accurate and reliable. However, it is subject to errors, omission and changes without notice. Prospective buyers are advised to verify all details independently, including measurements, zoning regulations, property features and any other relevant information. The listing agents and seller shall not be held responsible for any inaccuracies and all parties are encouraged to conduct their own due diligence before making any decisions related to this property.