

**31 Carbeen Circuit, Springfield, Qld 4300**



**House For Sale**

Friday, 10 May 2024

31 Carbeen Circuit, Springfield, Qld 4300

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 352 m2**

**Type: House**



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## Expression of Interest

Tightly held within the newly established 'Kalina Estate' this Brand New family residence enjoys a supremely convenient location surrounded by a collection of high-quality, brand-new homes that define the entire estate. Boasting 5 bedrooms, 3 bathrooms, and 3 separate internal living zones, this family home is designed to accommodate the needs of a growing family. As a relatively new pocket in the heart of Springfield, Kalina Estate has seen a significant rise in desirability over the past few years, with the development of the Springfield Stadium, Mater Private Hospital, and The University of Southern Queensland. Spring Mountain provides convenient access to the hustle and bustle whilst maintaining peace and privacy. With some of the Western Corridors best recreational facilities, shopping, and entertainment options right at your doorstep, this fit and functional family home offers, but is not limited to;

- 2024 Built (Brand New). Burbank Homes. Still Under Warranty.
- 4 Beds + Study. Multiple Living. 3 Baths. 2 Cars.
- North Facing on 353m<sup>2</sup> Allotment. 279m<sup>2</sup> Under Roof.
- Premier Kalina Estate. Close to Nature Reserve

Downstairs:

- Multiple spacious indoor and outdoor living zones including large open plan Formal Living/Dining and Study.
- Modern Entertainers kitchen including; an extended 20mm Caesarstone island bench and Walk-In pantry, well-appointed with European appliances including 900mm freestanding 5-burner electric cook-top and electric oven, rangehood and Dishwasher. The kitchen also offers ample under and overhead soft close pantry options.
- Access the outdoor area through the dining/living area via the slide doors, the outdoor entertainment area overlooks the low maintenance rear yard.
- Bedroom with WIR, ideally for the elderly parents.
- Third bathroom including shower, vanity and toilet conveniently positioned to service guests on ground floor.
- Secure double car electric garage with room for storage and ample off street and on street parking options readily available.

First Level:

- Three spacious bedrooms; including Master Suite featuring a well sized balcony, Ducted A/C, WIR, oversized ensuite including vanity, freestanding shower and toilet.
- All remaining bedrooms with BIR, block out blinds and fans, serviced by a second main bathroom including bathtub, oversized shower, and vanity.
- Upstairs main living area ideally for kids playing area.
- Brand New Family Home • Ducted A/C Throughout • Security Screen and Blockout Blinds • Separate Two-Way Laundry with Walk-In Linen • Ample Storage and Recesses • NBN Ready.

Walking Distance to:

- Springfield Parkway Bus Stop • The Café Kalina Springfield • Lilac Park • Springfield Fair Shopping Centre • Springfield Tavern • Kidi Kingdom Child Care Centre • Multitude of Local Amenities and Eateries.

Short Drive to:

- Woodcrest State College (3min) • The Springfield Anglican College (4min) • Brisbane Lions Reserve Stadium (5min) • (Springfield Train Station (5min) • Goodstart Early Learning Springfield Lakes (5min) • Springfield Central Parklands (7min) • Multitude of Local Amenities and Eateries.
- 15 minutes to Ipswich CBD • 30 Minutes to Brisbane CBD

With the Olympic games in sight and a pandemic-driven lust for quality family homes, everyone wants to buy a home in Queensland's Southeast right now. This is the place to be, offering space, privacy, modern conveniences, and comforts with strong potential for capital growth.

Expression of Interest, Closing Thursday the 30th of May 2024 at 5:00 PM, if not SOLD prior. For any further questions or queries, or to arrange for a private inspection, please call Moses Nguyen on 0433 397 801 or Reza Askari on 0460 923 536.