

38 Amadeus Circuit, Springfield Lakes, Qld 4300

House For Sale

Monday, 22 April 2024



38 Amadeus Circuit, Springfield Lakes, Qld 4300

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 480 m2

Type: House



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JUST LISTED!!

38 Amadeus Circuit, nestled within the sought-after suburb of Springfield Lakes, is a meticulously maintained family home boasting 4 bedrooms, multiple living spaces and a neutral palate throughout; all situated on a fully fenced 480 SQM allotment. This home offers comfort and convenience whilst being perfectly situated just a quick walk away from the Springfield Lakes State School, shops and parklands. Enjoy the picturesque lakes that define the heart of this area, promising a lifestyle of ease and accessibility. The property boasts a spacious layout with modern amenities tailored to suit your family and lifestyle needs. With an abundance of extra features such as ducted air-conditioning and easy care tiles throughout, this family home is sure to impress. The well-appointed kitchen features 2PAC cabinetry throughout, a spacious walk-in pantry, generous fridge space, ceramic cooktop, and a stainless steel oven and dishwasher. Centrally positioned, the kitchen flows seamlessly to the lounge, formal dining and family/meals area, creating an open plan feel. The views from the kitchen window to the covered alfresco and flat yard beyond ensure that this home is ideal for entertaining! The large master suite offers wall-to-wall built-in robes and a generous ensuite with double vanities atop a plethora of under-bench storage and a spacious shower. Bedrooms 2, 3 & 4 are equipped with ceiling fans and built-in robes and are all serviced by the main family bathroom featuring a large tub, good-sized separate shower, and a large frosted window allowing for ample natural light while preserving privacy. Flowing out from the family/meals area is the covered alfresco area with a fully insulated roof and security lighting, serving as the perfect outdoor entertaining space regardless of weather conditions. Lastly, neatly tucked behind the house, a garden shed provides additional storage options. The large 2-car garage comes equipped with a motorized roller door and internal access, providing safe and convenient parking for two full-sized vehicles.

PROPERTY FEATURES: ** CENTRAL, QUIET LOCATION, SHORT STROLL TO SPRINGFIELD LAKES STATE SCHOOL ** LOW-MAINTENANCE SINGLE LEVEL RENDERED BRICK HOME CIRCA 2005 ** 4 BEDROOM, 2 BATHROOM, 2 LIVING AREAS + FLAT & FENCED 480 SQM BLOCK ** WELL APPOINTED KITCHEN WITH WALK-IN PANTRY & STAINLESS-STEEL OVEN & DISHWASHER ** GENEROUS MASTER WITH LARGE ENSUITE WITH DUAL VANITY + BUILT-IN ROBE ** BUILT-IN ROBES + CEILING FANS & INDUCTED AIR-CONDITIONING IN ALL BEDROOMS ** LARGE FAMILY BATHROOM WITH SPACIOUS TUB ** LARGE INTERNAL LAUNDRY WITH DOUBLE DOOR CUPBOARDS + EXTERIOR ACCESS ** PLENTY OF STORAGE WITH 2 LARGE WALK-IN LINEN CLOSETS + BROOM CUPBOARD ** DUCTED AIR CONDITIONING THROUGHOUT ** EASY CARE TILES & TIMBER VENETIAN BLINDS THROUGHOUT ** SECURITY SCREENS ON ALL EXTERNAL WINDOWS & DOORS ** COVERED ALFRESCO AREA WITH FULLY INSULATED ROOF ** DBL CAR GARAGE WITH MOTORISED ROLLER DOOR + INTERNAL ACCESS ** GARDEN SHED ** SINGLE GATE ACCESS ON BOTH SIDES OF THE

HOMERENT APPRAISAL: \$650 - \$670 PER WEEK COUNCIL RATES: \$844 PER QTR (Approx) WATER ACCESS: \$227 PER QTR (Approx) APPROXIMATE DRIVE TIMES TO LOCAL SCHOOLS
2 MINS - SPRINGFIELD LAKES STATE SCHOOL
7 MINS - SPRINGFIELD CENTRAL STATE HIGH SCHOOL
8 MINS - WOODCREST STATE COLLEGE
9 MINS - SPRINGFIELD CENTRAL STATE SCHOOL
10 MINS - SPRING MOUNTAIN STATE SCHOOL

LOCATION!! LOCATION!! Springfield Lakes is a highly sought-after location for its family-friendly community and exceptional lifestyle offerings. Within walking distance to multiple lakes, residents enjoy a community environment rich with abundant connection to nature and convenient access to various amenities. The suburb features well-maintained parks, walking trails, and recreational facilities, catering to the needs of its residents. Families appreciate the nearby schools, childcare options and shopping precincts, while the estate's connectivity to major transport routes ensures easy commutes. Moreover, residents can enjoy the nearby Robelle Domain and the new Silver Jubilee Park, featuring an obstacle course playground, basketball courts, picnic areas, and more. Notably, Springfield Lakes is situated close to the new \$56 million Springfield Central sporting complex, offering quality sporting facilities and ample parking. With its convenient location near Mater hospital, Orion Shopping Centre, Robelle Domain, Springfield Central train station, USQ, and TAFE, Springfield Lakes offers residents a truly comprehensive living experience.

Disclaimer: This property is being without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality purposes. Whilst every care is taken in the preparation of the information contained in this marketing, Place Estate Agents will not be held liable for any errors in typing or information. All interested parties should rely upon their own inquiries to determine whether this information is accurate.