

# 10 Palk Place, Spring Mountain, Qld 4300



## House For Sale

Monday, 8 July 2024

10 Palk Place, Spring Mountain, Qld 4300

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 351 m2

Type: House



Kristian Samuels  
0447008477



Adam Zoss  
0732882555

## For Sale

Situated in one of the best locations in Spring Mountain, this near-new, elegantly custom-designed home is ready for its new owner. Built by CJ Homes, the quality finishes throughout provide you with the WOW factor. The custom home design maximizes space inside, with high ceilings and tiled flooring in all common living areas, bathrooms, and hallways for easy cleaning. The home features 4 large bedrooms, including a master with an ensuite and a bedroom with a 2-way bathroom. The multi-gen design means this home is perfect for older family members or kids who want their own space. A self-sufficient granny-style addition to the property features its own generous bedroom, living space, separate bathroom, kitchenette, and external entry. The open-plan kitchen is finished with a quality timber effect, plenty of pantry/storage space, and a 4-pan gas cooktop. The island bench top can also be used as a breakfast bar with a quality black stone top finish.

**Key Features:-** Two homes under one roof: Three-bed main dwelling and one-bed self-contained granny-style flat.  
Master Bedroom: Great-sized with AC, double built-in robe, and a beautiful ensuite with quality inclusions such as the stainless-steel rainfall showerhead.  
Four Large Bedrooms: Spacious and comfortable.  
Three Family-Sized Bathrooms: Stone bench tops & semi-recessed basins in bathrooms, with the main bathroom featuring a bath/shower combination with stainless steel fittings and rainfall showerheads to two bathrooms.  
Two Sophisticated Kitchens: Main kitchen with gas stove, ample storage, and second kitchenette with double electric cooktop.  
High Ceilings: 2590mm for a spacious feel.  
Ample Storage: Substantial built-in robes, linen, and laundry storage.  
Fly Screens: Installed on all sliding windows and doors.  
Generous Backyard: Situated on a 351sqm corner block.  
Prime Location: Walking distance to schools, public transport, parks, entertainment, sports fields, and Orion Shopping Centre.  
Premium School Catchment: In the catchment for the best schools in the area.  
Beautiful Surroundings: Close to parks, walking and bike tracks, and nature.  
Rental Appraisal: \$760-\$780 per week.

**Location:** Situated in a quiet cul-de-sac in one of the best locations in Springfield Rise, this home is a short stroll to local premium schools, childcare, parks, sports ovals, and IGA/restaurants for your everyday needs. The Orion Shopping Centre is just minutes away for all your errands, and the train station offers an easy trip to Brisbane CBD. Enquire today or call Kristian Samuels or Adam Zoss so you don't miss the opportunity to call this home yours – it genuinely won't be on the market for long.

**Disclaimer: PLEASE NOTE:** \*With the advice and direction from Federal Government and Real Estate Institution of QLD (REIQ), we are excited to now be conducting open inspections. Please keep in mind restrictions still apply with a maximum of 50 attendees inside the property at one time. Social distancing and hygiene protocols will also be strongly observed. \*Important. Whilst every care is taken in the preparation of the information contained in the marketing, Purple Cow Real Estate will not be held liable for any errors in typing or information. All information is correct at the time of advertising.

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