

**12 Hillsborough Pl, Springfield Lakes, QLD, 4300**

**McGrath**

**Sold House**

Sunday, 25 August 2024

12 Hillsborough Pl, Springfield Lakes, QLD, 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Type: House**

## Wonderful Cottage in A Prime Location!

Discover the allure of suburban living with this charming cottage nestled in the heart of Springfield Lakes. Perfectly positioned on a 311sqm block in a quiet cul-de-sac, this property offers convenience and comfort for both owner occupiers and investors alike.

Upon entering, you are greeted by 2.7m high ceilings that enhance the sense of space throughout. The home features three carpeted bedrooms, including a master suite complete with a walk-thru wardrobe, ensuite, and air-conditioning for year-round comfort.

The heart of the home is the open plan living, dining, and kitchen area, which is ideal for family gatherings and entertaining. The kitchen boasts a gas cooktop, electric oven, and dishwasher, ensuring culinary delights are effortless.

Step outside to the covered outdoor entertaining area, perfect for relaxing or hosting guests in all weather conditions. A single carport with an automatic roller door provides secure parking.

Location is key, and this property excels with its proximity to multiple public and private schools, parks, the Springfield Central Sports Complex, Mater Private Hospital, and Orion Shopping Centre.

Don't miss your opportunity to secure this delightful cottage in one of Springfield Lakes' most sought-after locations. Whether you're looking to nestle into a tranquil setting or seeking a solid investment, this property ticks all the boxes for modern living in a vibrant community.

### LOCATION

#### Schools:

Springfield Central State School - 980m

Springfield Central State High School - 950m

Good Shepherd Catholic Primary School - 690m

St Peters Lutheran College Springfield - 1.16km

#### Parks:

Edge Park - 300m

Tea Tree Gully Park - 600m

Grande Park - 1km

Bus Stop on Grande Ave - 5 minute walk

Springfield Central Sports Complex - 4 minute drive

Mater Private Hospital - 5 minute drive

University of Southern Queensland - Springfield Campus - 5 minute drive

Orion Shopping Centre & Lagoon - 6 minute drive

Springfield Central Train Station - 7 minute drive

### ADDITIONAL INFORMATION

Rental appraisal in the current market: \$560 - \$580pw

Quarterly Council Rates: \$636.00

Quarterly Water Rates: \$211.00