

**12 Hillsborough Place, Springfield Lakes, Qld 4300**

**McGrath**

**House For Sale**

Sunday, 23 June 2024

12 Hillsborough Place, Springfield Lakes, Qld 4300

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 1**

**Area: 311 m2**

**Type: House**



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## Contact Agent

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**  
Current lease expires on 17th July 2024  
Rental appraisal in the current market: \$560 - \$580pw  
Quarterly Council Rates: \$636.00  
Quarterly Water Rates: \$211.00