

**3 Falkirk Way, Spring Mountain, Qld 4300**

**PRIMEPLACE**

**House For Sale**

Friday, 5 July 2024

3 Falkirk Way, Spring Mountain, Qld 4300

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 448 m2**

**Type: House**



German Gill  
0737090008

## EXPRESSION OF INTEREST

Discover the perfect blend of contemporary design and practicality at 3 Falkirk Way, Spring Mountain QLD. This 2021-built, two-storey home spans across a generous 448 m<sup>2</sup> split-level block with captivating city views, presents an ideal opportunity for both astute investors and owner-occupiers alike. This versatile property is poised to attract families, investors, and first-time buyers alike. Conveniently located near Orion Springfield Central for easy access to amenities, as well as the stunning Whites Rock Spring Mountain Conservation Estate, it also enjoys proximity to reputable schools and the popular parklands of Robelle Domain. Featuring pristine interiors and a scenic view, this residence offers a compelling opportunity for a variety of potential buyers.

**Key Features:**

- \* **Dual Living Setup:** The ground floor features a self-contained living space complete with a 5th bedroom offering privacy with its own ensuite, kitchenette, and living area, perfect for extended families.
- \* **Upstairs Sanctuary:** Ascend the grand staircase to the main living quarters, where an expansive open-plan layout awaits. Timber floors complement the family-friendly kitchen equipped with quality stainless steel appliances, ideal for culinary enthusiasts.
- \* **Spacious Bedrooms:** The home includes a total of 5 bedrooms, with 4 located upstairs. The air-conditioned Master bedroom features a walk-in robe and ensuite, ensuring luxury and privacy. All bedrooms are equipped with ceiling fans for added comfort.
- \* **Comfortable Living:** Enjoy multiple living areas designed for flexibility and comfort. The main living area is air-conditioned, providing a cool and comfortable space for family gatherings.
- \* **Outdoor Oasis:** Experience outdoor living with a private balcony off the upstairs living area, framing magnificent city views perfect for relaxation and entertaining guests. The alfresco area downstairs is ideal for outdoor dining and activities.

**Location Highlights:**

- \* **Educational Institutions:** Surrounded by 10 private and public schools, including proximity to TAFE Queensland South West Campus and University of Southern Queensland Springfield, ensuring educational needs are easily met.
- \* **Recreation & Lifestyle:** Within close proximity to sporting ovals, tennis courts, and numerous parks, providing ample opportunities for outdoor activities and family outings.
- \* **Shopping & Transport:** Easy access to Orion Shopping Centre, Springfield Central Station, and major transport routes connecting to Ipswich CBD and Brisbane CBD, facilitating effortless commuting and shopping convenience.

**Detailed Location Information:**

- \* Springfield Central Station: 8-minute drive or 15-minute bus ride
- \* Local Supermarkets: 10-minute drive
- \* Mt Ommaney Shopping Centre and DFO at Jindalee: 18-minute drive
- \* Ipswich CBD: 15-minute drive
- \* Brisbane CBD: 30-minute drive or a 40-minute train trip
- \* Mater Private Hospital Springfield: Less than 7 minutes away, ensuring peace of mind with nearby healthcare facilities.

**Additional Features:**

- \* Exceptional City View
- \* Lock-up garages
- \* Stylish kitchen with quality appliances
- \* Mater Private Hospital Springfield less than 7 minutes away, ensuring peace of mind with nearby healthcare facilities

Offering a sophisticated blend of modern living, convenience, and investment potential, 3 Falkirk Way presents an exceptional opportunity to secure your dream home in Spring Mountain. Whether you are looking to accommodate a growing family or capitalise on rental income, this property promises a lifestyle of comfort and ease. Don't miss out—schedule your inspection today to experience the best of suburban living in Spring Mountain!

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