

**37 Brampton Cres, Springfield Lakes, QLD, 4300**



**Sold House**

Sunday, 25 August 2024

37 Brampton Cres, Springfield Lakes, QLD, 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Type: House**



Kristian Samuels

0447008477

## PRIME LOCATION / QUALITY FINISH THROUGHOUT / 426SQM BLOCK

**Prime Location:** This home is a dream for families with children, as it's situated just approximately 80 meters from a delightful local park featuring children's play equipment. Additionally, it's a mere 150 meters from the picturesque Regatta Lake, offering access to numerous Springfield Lakes Hike & Bike trails. Taking a leisurely stroll around the parklands and lake after a long day's work is a sure-fire way to unwind.

**Modern Living:** Constructed in 2017, this Coral-built home boasts a contemporary design with numerous upgrades that add hidden value throughout. With multiple living areas, this residence offers ample space for family gatherings and entertaining. The in-house bar is the perfect spot for mixing up a cocktail or three.

### **Key Features and Upgrades:**

- Coral Built Home
- 1200mm Front Door
- Opposite Park and Lake
- 4 Large Bedrooms
- Open-Plan Kitchen, Living, and Dining
- Separate Media Room (with blackout blinds)
- Wet Bar Area Convertible into Study
- Ducted Air Conditioning
- 9ft High Ceilings
- Upgraded Kitchen with Pendant Lights, 5-Burner Gas Cooktop, Wall-Mounted Oven, Glass Splashback
- Decorative Island Benchtop with Plumbed-In Fridge
- Separate Walk-In Pantry
- Upgraded Master Suite with Nib Wall, Walk-In Robe, Large Fan, and Backyard Access
- Ensuite with Drop-In Bath, Porcelain Tiles, Large Shower with Full-Length Niche, His and Her Vanities, and Decorative (Hotel-Style) Screen
- Main Bathroom with Floating Vanity, Bath, and Separate Powder Room
- Separate Laundry with Outside Access and Ample Storage
- Large Garage with Outside Access
- Upgraded Larger Alfresco Area with Shade Cloth
- Fully Fenced Yard
- 8.5 kW Solar System

**Exceptional Location:** Situated in 'The Peninsula,' the final village to be released in Australia's largest master-planned development, this locale is often dubbed 'The Island' because it's surrounded by Regatta and Discovery Lakes and accessible via just two bridges. Furthermore, it's within walking distance of Springfield State School (also within the catchment for Springfield Central State High School), Orion Shopping Centre, Train Station, University, and Health City. 'The Peninsula' village offers an active lifestyle with an array of hike and bike trails and even a kayak ramp for exploring approximately 2 km of the lake.

**High Demand:** Properties in the Western Suburbs are in high demand, and this splendid home won't stay on the market for long.

For more information or to arrange a viewing, please contact Kristian Samuels at 0447 008 477. Your dream home awaits! 📞

### 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.