

**56 Newman St, Camira, QLD, 4300**



**House For Sale**

Thursday, 1 August 2024

56 Newman St, Camira, QLD, 4300

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



James Rose

0468522880

## **SINGLE LEVEL FAMILY ENTERTAINER IN CONVENIENT LOCALE**

**\*\*FOR SALE NOW OR BY AUCTION ON-SITE SAT 31ST AUGUST 12PM\*\***

Spacious, light filled and ready for it's new owner, 56 Newman Street offers a family friendly layout with good separation and is in a convenient location.

Boasting welcome features such as solar power, air conditioning in each room, block out roller shutters, a new patio and a fully fenced 665sqm block makes this an easy decision for families looking for an affordable entertainer on Greater Springfield's doorstep.

### Features Include:

- Built 2004 - Single level Brick & Tile construction
- 4 bedrooms with built in wardrobes
- Master with walk in wardrobe & ensuite
- 2 bathrooms
- Two separate living spaces with formal lounge and family room
- Freshly painted throughout
- New ceiling fans, reverse cycle air conditioning in all rooms
- Central kitchen with ample storage
- New patio area
- Secure double lock up garage
- Remote control "block out" shutters plus security screens & doors
- Solar power
- Fully fenced block with established gardens and good sized backyard

### Location:

- Camira is a well connected, leafy, family friendly suburb that is in close proximity to Brisbane and Greater Springfield
- Just 21 kilometres to Brisbane CBD and 6km to Springfield Orion
- 35 minutes to Brisbane airports via Airport Link
- Under 30 mins to Amberley and just 20 mins to Ipswich CBD
- Nearby to parks, local amenities, buses, cafes and shops
- Moments to Springfield train station, Orion Shopping Centre, Robelle Domain, Springfield Fair Shops, quality schooling and early learning options
- Convenient to all major Motorways

Affordable family homes this close to the Brisbane CBD are becoming a scarce commodity in the market place. With the Greater Springfield precinct on your doorstep and just moments to Brisbane bound Trains & Buses, its a must inspect before it disappears. Build & Pest report available upon request.

**PLEASE NOTE THIS PROPERTY IS BEING SOLD BY AUCTION AND THEREFORE A PRICE GUIDE CANNOT BE PROVIDED AS PER QLD GOV LEGISLATION. ALL WRITTEN OFFERS ARE ENCOURAGED.**