

13 Catherine Street, Augustine Heights

## LOCATION LOCATION LOCATION!




### QUICK FACTS:

- Preferred Lease Term: 12 months
- Furnishings: Unfurnished
- Parking: Double Remote Garage
- Cooking: Gas Cooktop ( 2 x 45kg LPG Gas Cylinder )
- Electric Hot Water
- Bills/Utilities: Tenant to pay water consumption

This property features a practical floorplan designed for everyday living, with generous living areas and a low-maintenance yard.

### ? Property Features:

- Large main bedroom upstairs with walk in robe and ensuite
- Large bathroom upstairs with freestanding bath
- 1 toilet downstairs
- 2 carpeted bedrooms upstairs with built in robes
- 1 tiled bedroom downstairs with built in robes
- Separate media room upstairs with access to outside
- Separate living downstairs
- Combined living upstairs

4  2  2 

### FOR RENT

Please Call

### AGENTS

Amanda Woodford  
amanda@ljhspringfield.com.au

### AGENCY

LJ Hooker Greater Springfield  
(07) 3814 0088

All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



- Air conditioning in main bedroom and upstairs living
- Ceiling fans throughout
- Security screens
- Large 5 burner gas cooktop
- Dishwasher
- Separate laundry upstairs
- Front deck
- Rear patio area
- Large low maintenance back yard
- Remote double garage
- 6kw solar

**Location Highlights:**

- Close to local parks, walking tracks, and playgrounds
- Minutes to Augustine State School and childcare centres
- Walking distance to Brookwater Woolworths, Chemist Warehouse
- Easy access to Orion Springfield Central, shops, cafes, and restaurants
- Convenient access to public transport and major road links

PLEASE NOTE, if you do not register online, we cannot notify you of any time changes or cancellations to inspections.

Prior to applying for this property please ensure you have conducted your own enquiries, with your preferred supplier, regarding the availability of NBN or any other service you may require.

Disclaimer: Whilst every care is taken in the preparation of the information contained in this advertisement, LJ Hooker Greater Springfield will not be held liable for any errors or omissions.

All interested parties should make their own enquiries to ensure suitability.

**MORE DETAILS**

Property ID	PC1H7Q
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (3)
	Balcony
	Deck
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

**Amanda Woodford**  
Senior Property Manager | [amanda@ljhspringfield.com.au](mailto:amanda@ljhspringfield.com.au)

**LJ Hooker Greater Springfield (07) 3814 0088**  
Unit 9, 21 Technology Drive, AUGUSTINE HEIGHTS QLD 4300  
[greaterspringfield.ljhooker.com.au](http://greaterspringfield.ljhooker.com.au) | [reception@ljhspringfield.com.au](mailto:reception@ljhspringfield.com.au)

