



## Jimboomba, 11 Spring Street

SOLD By Justin & Natara Burns - TEAM BURNS!

Unmissable Opportunity in the Heart of Jimboomba - Family Favourite or Investment Goldmine!

Perfectly positioned in a prime township location, 11 Spring Street, Jimboomba delivers the ultimate blend of live-in comfort and future potential. Whether you're looking for a spacious family home with room to spread out or a savvy investment with development upside (STCA), this property ticks every box.

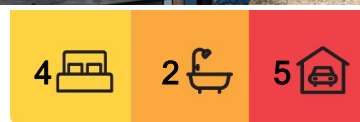
Set on a fully fenced 1,012m<sup>2</sup> block and zoned Low-Medium Density Residential, this address offers serious potential for townhouse development (subject to council approval) — all while being within easy walking distance to schools, shops, parks and more.

### Property Features:

- 1,012m<sup>2</sup> block with side access and electric front & side gates



**Disclaimer:** 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.



### For Sale

Under Contract Subject to Conditions!

### View

[ljhooker.com.au/1ZX3HGS](http://ljhooker.com.au/1ZX3HGS)

### Contact

**Justin Burns**

0478 535 830

[jburns@ljhcomplete.com.au](mailto:jburns@ljhcomplete.com.au)

**Natara Burns**

0481 125 886

[nburns@ljhcomplete.com.au](mailto:nburns@ljhcomplete.com.au)

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- Zoned Low-Medium Density Residential —ideal for future townhouse development (STCA)
- Four bedrooms, including a spacious master with walk-in robe, air-conditioning and renovated ensuite
- Front verandah and expansive rear entertaining deck
- Kitchen with gas stove and oven
- Spacious living area with study nook and air-conditioner
- Separate dining and family rooms, air-conditioned
- Ceiling fans throughout for year-round comfort
- Main bathroom with shower over bath + separate toilet
- Internal laundry with built-in storage
- Security screens fitted throughout
- 2-bay powered shed with workshop, toilet + mezzanine level
- Additional lean-to on shed for storing a caravan, trailer or boat
- 2-car carport
- Under-house storage with dual gate access

Location Highlights:

Walk to schools, shops, cafes, parks and sporting facilities

Moments to Jimboomba Central and local amenities

Whether you choose to move in and enjoy the space, lease it out, or explore its development potential, this one is an absolute standout. Opportunities like this are snapped up fast - so don't wait!

Call Justin Burns on 0478 535 830 or Natara Burns on 0481 125 886 today —11 Spring Street is ready when you are!

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



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## More About this Property

Property ID	1ZX3HGS
Property Type	House
Land Area	1012 m2
Including	Ensuite Study Air Conditioning Toilets (3) Balcony Deck Outdoor Entertaining Floorboards Built-in-Robes Secure Parking Fully Fenced

**Justin Burns 0478 535 830**

Sales Consultant | [jburns@ljhcomplete.com.au](mailto:jburns@ljhcomplete.com.au)

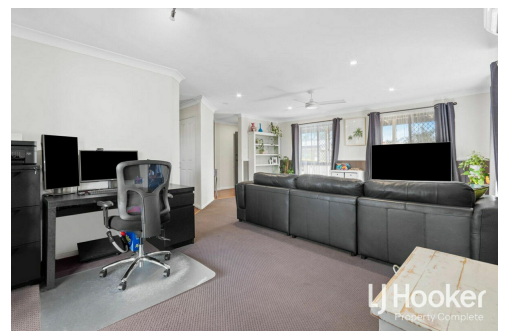
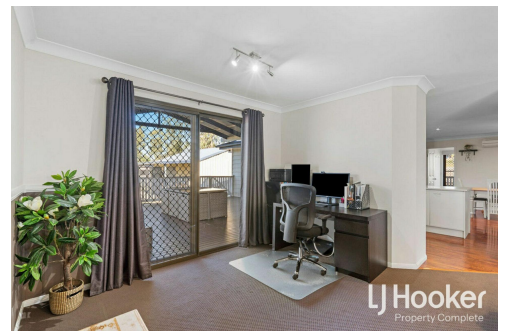
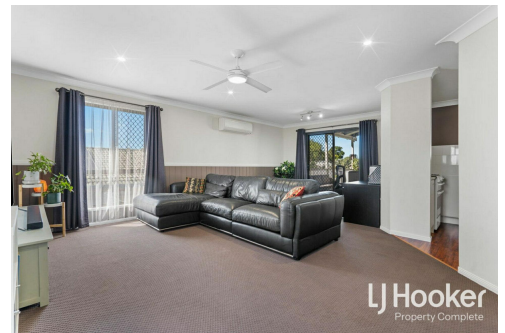
**Natara Burns 0481 125 886**

Sales Consultant | [nburns@ljhcomplete.com.au](mailto:nburns@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



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11 Spring Street JIMBOOMBA

4 | 2 | 4 | 218m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
Plans are shown for marketing purposes only.

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