

## Riverhills, 58 Sawmill Circuit

### RELAX IN RIVERHILLS

Welcome to 58 Sawmill Circuit, Riverhills - nestled in a peaceful, family friendly neighbourhood, this home is ideal for first-home buyers, families, or savvy investors looking for a fantastic opportunity. Offering a perfect blend of comfort, convenience, and low maintenance living.

The spacious open plan living and dining area forms the heart of the home, providing an ideal setting for gatherings and entertaining. A separate lounge offers additional space for the whole family to unwind. Situated on a fully fenced 450m<sup>2</sup> block, this lowset brick home is designed for easy living, giving you more time to focus on what truly matters.

#### Key Features:

- Four spacious bedrooms - all with built-in wardrobes and ceiling fans
- Two well-appointed bathrooms, including an ensuite in the main bedroom
- Open-plan living & dining area &ndash; the heart of the home, perfect for entertaining



**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**  
Please Call

**View**  
[ljhooker.com.au/P3FH7Q](http://ljhooker.com.au/P3FH7Q)

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**LJ Hooker Greater Springfield**  
**(07) 3814 0088**

Separate lounge room &ndash; providing additional space for the whole family  
 Air-conditioned living area &ndash; keeping you comfortable all year round  
 Modern kitchen with a dishwasher and ample storage  
 Undercover outdoor entertaining area &ndash; ideal for weekend BBQs  
 Separate internal laundry for added convenience  
 Double lock-up garage with remote access for secure parking  
 Security screens throughout for peace of mind

Prime Location:

Minutes to Middle Park State School  
 Close to Park Village & Mount Ommaney Shopping Centres  
 Near McLeod Country Golf Club for golf enthusiasts  
 Easy access to the Centenary Highway, making commuting a breeze

Rates: Approx. \$495 per quarter (Brisbane City Council)  
 Water: Approx. \$254 per quarter + usage (Queensland Urban Utilities)

This property offers a fantastic low-maintenance lifestyle, making it a standout choice in Riverhills. Don't miss out on this incredible opportunity - schedule your inspection today!

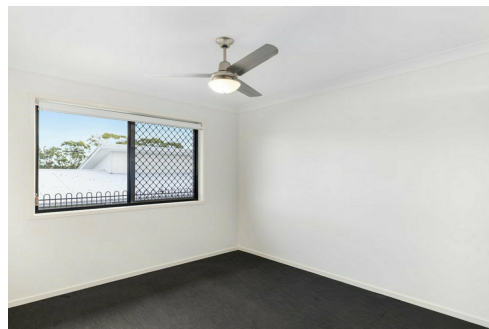
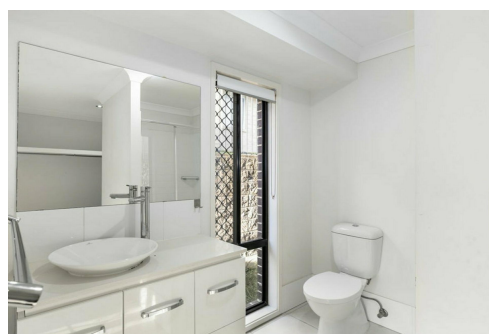
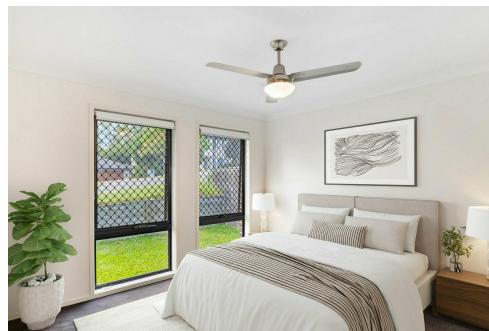
Disclaimer: Some images have been digitally staged to better showcase the true potential of rooms and spaces in the home.

## More About this Property

<b>Property ID</b>	P3FH7Q
<b>Property Type</b>	House
<b>Land Area</b>	450 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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