

## Springfield Lakes, 11 Aldworth Place

IDEAL HOME FOR THE DOWNSIZER, FIRST HOME OWNER OR INVESTOR

If you are looking to purchase your first or next property in the Greater Springfield area, then you may just have found it. This 2007 built home sits proudly on a low maintenance 320m<sup>2</sup> parcel of land. It has just been repainted internally with brand new carpet laid.

Features of this offering include:

Three generously sized bedrooms, main having an ensuite, walk in robe, air conditioner and ceiling fan

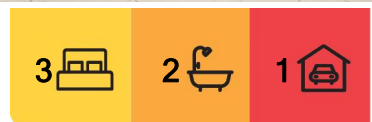
Two other bedrooms have built in robes

Tiled open plan dining and living area, which also has an air conditioner

Dining and living area is conveniently positioned near the kitchen

Kitchen has oodles of bench and cupboard space, a pantry, together with an electric oven and hotplates

Separate main bathroom and toilet



**For Sale**  
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**Contact**  
**Jim Schreyer**  
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Internal laundry which leads out to a court yard and the clothes line

Single bay remote garage

Kitchen takes you out to the tiled covered entertainment area which overlooks the back yard

Back yard is low maintenance, with plenty of room though for gardens and a garden shed

Security screens throughout the home

Solar panels together with solar hot water

For the Investor the current rental appraisal is \$550.00 - \$570.00 per week

This home is situated towards the end of a small cul-de-sac, ensuring privacy and little traffic for the new owners and their neighbours. Positioned within walking distance to Springfield Train Station, it is also within a short distance to local private and public schools, parks, shopping centres such as Spring Lake Metro and Orion shopping centres. For travellers the Centenary Motorway is around 4 minutes drive.

To enquire further please contact Jim Schreyer on 0439 076 115.

## More About this Property

Property ID	NYPH7Q
Property Type	House
Land Area	320 m²
Including	Ensuite Air Conditioning Toilets (2) Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels Solar Hot Water Bird Aviary

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