



## Springfield Lakes, 196 Grande Avenue

### MODERN FAMILY LIVING

We are excited to be presenting this amazing home right in the heart of Springfield Central. From the moment you walk through the front door it welcomes you with open arms. This home offers quality and tranquillity while remaining conveniently close to everything, making your daily routine a breeze.

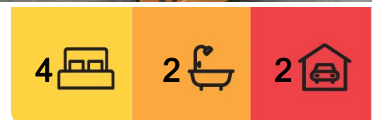
The open-plan lounge and dining areas seamlessly transition to both the kitchen and landscaped alfresco entertaining space, where every moment feels like a celebration.

Year-round comfort with the inclusion of reverse cycle multi zone ducted air-conditioning, ensuring the perfect climate for every season.

- Four bedrooms all with built in wardrobes + ceiling fans
- Master bedroom features ensuite bathroom
- Ducted air conditioning



**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

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[ljhooker.com.au/NSZH7Q](http://ljhooker.com.au/NSZH7Q)

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

- Solar panels - 2.4kW
- Tiled living areas with carpeted bedrooms
- Well equipped kitchen with dishwasher
- Under roof alfresco outdoor entertaining area
- Double lock up garage with remote control access
- Unique two street frontage
- Built 2010
- Land size 452 m2
- Ipswich City Council Rates approximately \$700 per quarter
- Queensland Urban Utilities approximately \$230 per quarter + usage

Location is certainly everything with this property being in close proximity to Springfield Central State School, the Mater Private Hospital, USQ University, Orion Shopping Centre and Springfield Central train station. There is so much more close by too, including the Robelle Domain Parklands, Orion Lagoon, local schools including St Peters Lutheran College, Good Shepherd Catholic Primary School and the Springfield Central Sports Complex. This is a great opportunity to be in the centre of all the action.

## More About this Property

Property ID	NSZH7Q
Property Type	House
Land Area	452 m²
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Solar Panels Solar Hot Water

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