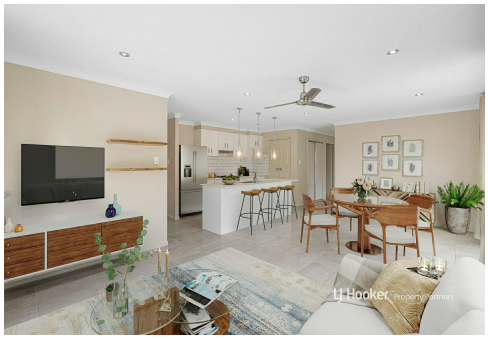
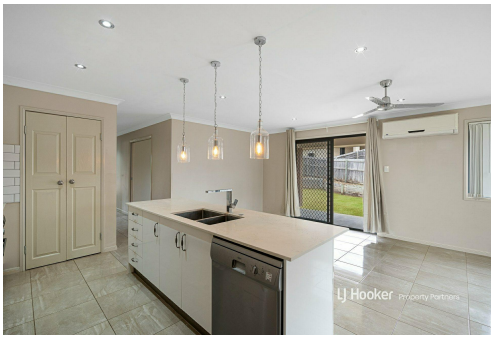








Springfield Lakes, 31 Neroli Drive

SOLD BY ZORA LIU, ALAN GU & LEAH LI

5 2 2

Strolling distance to parks and local schools and only a short drive to amazing community sporting facilities and one-stop-shopping hubs, this stylishly appointed 5-bedroom brick lowset with a play-friendly yard is the ideal base to raise a family.

Highlights:

- Chic master with A/C, WIR & ensuite + 3 beds with BIRs, a 5th bed (or media room) & a study
- Designer kitchen with stainless-steel brand-name appliances, stone benches, pendant lights
- Cominbed dining and family rooms with A/C & sliders to a side patio overlooking grassy yard
- A second alfresco space in the form of a party-perfect 38m2 entertainment patio at the rear
- Plantation shutters in master, gloss tiles in both bathrooms, security screens, double

For Sale
Please Call

View
ljhooker.com.au/B22NF4R

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LJ Hooker

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garage

One look through this property, built only 10 years ago by CJ Homes, and you'll be allocating bedrooms to each child in no time at all! Equal parts family haven and all-season entertainer, it has a great balance of welcoming internal living spaces and breezy, covered outdoor areas for hosting gatherings big and small.

From the front entrance, large format floor tiles run down a central passage into an open-plan kitchen, dining and family room. Fan-cooled like all the sleeping and social spaces in this home, there's also A/C in here and the option to open two sets of screened sliders for natural ventilation. One of these extends onto a sweet side patio overlooking a grassy fenced yard; the other is the access point to a second patio - a huge 38m2 covered space with easy-clean aggregate underfoot and night lighting to keep the party going afterdark.

Catering will be a cinch from this designer kitchen where ornate black handles contrast against the crisp white of the abundant cabinetry. From the cook's side, there are clear views over the stone-topped island dining bar across the dining/family rooms to the side patio. The island houses a swish dual sink and a Dishlex dishwasher, with a trio of bell-shaped glass pendants above. The appliances, including the fancy Bosch gas cooker/oven, are gleaming stainless steel and there's room for a side-by-side fridge/freezer set-up.

If you need, there are as many as 5 carpeted and fan-cooled bedrooms on offer here - with the option to convert the media room into accommodation if you wish. Three bedrooms have built-in robes and share a spacious full bathroom with a shower, tub and a separate toilet. The master also boasts A/C, bedside reading lamps suspended from the ceiling, a walk-in robe, ensuite with a shower, and plantation shutters across twin windows overlooking the front garden.

Elsewhere there's a dedicated study, 2 linen closets, and a laundry built-into the back of the double garage with access to a discreet drying court.

While there's loads of space in this grassy north-facing fenced yard for kids to burn excess energy off at home, as they get older they'll want to explore the neighbourhood and get involved in community sports. This address is just a 2 minute walk to Tea Tree Gully Park and about a 5-minute drive to a big sports complex with netball and footy clubs. Springfield Central State School and Good Shepherd Catholic Primary Schools are both walkable, with Springfield Central State High, USQ's Springfield Campus, and Orion Shopping Center also only about 5 minutes by car.

Plant yourself in a friendly, well-serviced community that puts family-first.

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Photos for illustration purposes only.

The Liu Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
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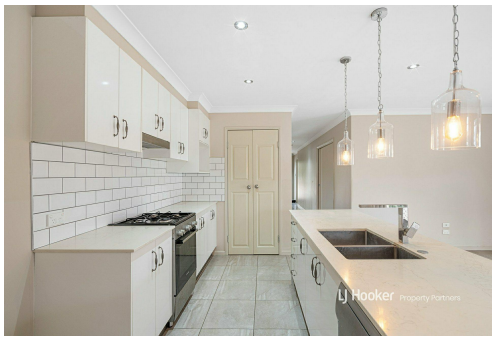
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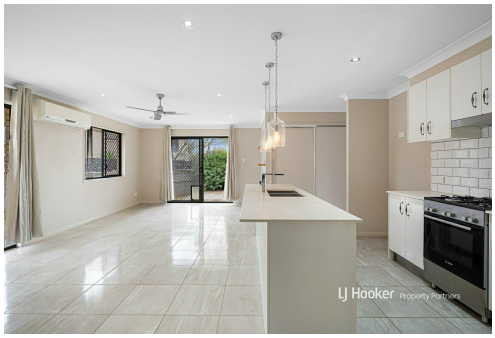
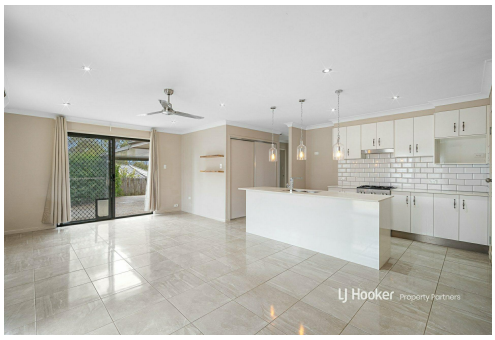
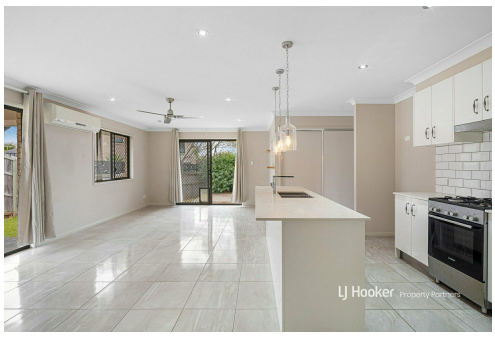
More About this Property

Property ID	B22NF4R
Property Type	House
Land Area	625 m²
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage

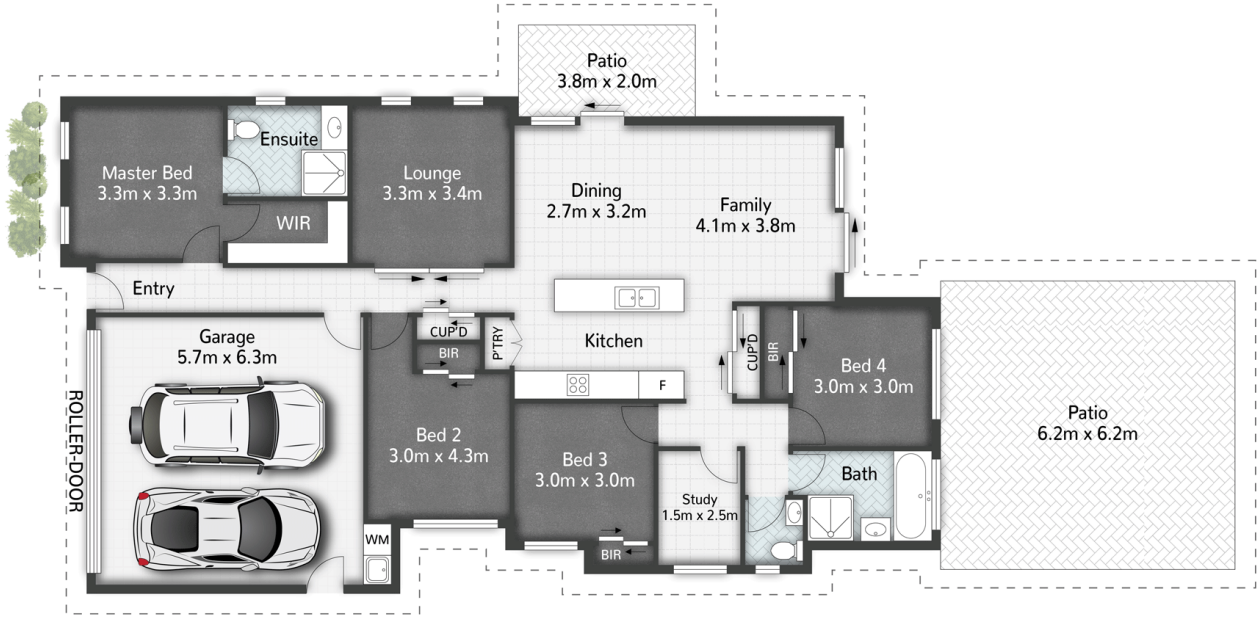
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31 Neroli Drive **SPRINGFIELD LAKES**

4 | 2 | 2 | 222m²

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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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