



47 Lakes Entrance Drive, Springfield Lakes

YOUR SPRINGFIELD LAKES OPPORTUNITY!

Perfectly positioned in the ever-popular Springfield Lakes community, 47 Lakes Entrance Drive presents an outstanding opportunity for savvy investors, first-home buyers and future homeowners alike.

Set on a low-maintenance 356m² corner allotment, this well-presented residence offers an appealing combination of modern comfort, practical design and effortless everyday living.

From the moment you step inside, you are welcomed by a light-filled, open-plan layout designed to create a seamless connection between the kitchen, dining and outdoor living areas. The thoughtful floorplan provides a comfortable environment for both relaxed family living and entertaining guests.

The property's corner position adds further appeal, offering excellent accessibility and a practical use of space, while the low-maintenance nature of the block makes it an attractive option for those seeking a lifestyle with minimal upkeep.

Location is another standout feature. Positioned within walking distance of schools, shops, parks and public transport, everything you

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FOR SALE
OFFERS OVER \$895,000

VIEW
Sat 26th Sep @ 12:15PM - 12:45PM

AGENTS
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Interested parties must rely solely on their own enquiries.



need is conveniently close by. Enjoy the benefits of living in a thriving, family-friendly neighbourhood while being surrounded by established amenities and everyday conveniences.

Whether you're looking to secure your first home, add a quality property to your investment portfolio, downsize without compromising on convenience, or simply enjoy a well-connected lifestyle, this property is an opportunity not to be overlooked.

Property Features Include:

- Three bedrooms + Office (Potential 4th bedroom)
- Separate lounge and dining areas
- Freshly painted throughout
- New carpets throughout
- Air conditioned in kitchen / dining area
- Ceiling fans in bedrooms
- Dishwasher
- Security screens
- Double lock up remote garage
- Fully fenced
- Built in 2006 on a 356m2 block

Additional Information:

- Ipswich City Council approximately \$894 per quarter (investor)
- Queensland Urban Utilities approximately \$225 per quarter + usage
- Rental appraisal \$660 - \$690 per week

Location Highlights:

- 1.4 km to University of Southern Queensland
- 1.8 km to Mater Hospital Springfield
- 2 km to Springfield Central Train Station
- 2 km to Orion Shopping Centre
- 2.3 km to Springfield Central High School

Viewings are available on request. Please contact the listing agent to schedule your private inspection.

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

MORE DETAILS

Property ID	PG2H7Q
Property Type	House
Land Area	356 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Water Tank

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