

9 Rose Avenue, Springfield Lakes

## Live the Springfield Lakes Lifestyle




Welcome to 9 Rose Avenue, Springfield Lakes where comfort and lifestyle conveniently come together in one beautiful package.

Tucked away in one of Springfield Lakes most sought-after pockets, this is a smart choice for families and investors alike. This low maintenance, move in ready property, offers the perfect balance of relaxed lifestyle living and peaceful surrounds.

The smart floorplan offers a generous living space and excellent functionality throughout. The modern kitchen is the heart of the home, featuring quality appliances and stone benches, flowing seamlessly into the open plan dining and living area. From here enjoy outdoor living on the private deck &ndash; perfect for weekend barbecues or relaxed evenings.

This property includes a 5 kW solar power system offering both environmental benefits and long-term savings on energy costs.

Set in a family-friendly neighbourhood, this home is just minutes from local schools, parks, walking tracks, and public transport, offering a lifestyle of ease and accessibility.

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### FOR SALE

Please Call

### AGENTS

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### AGENCY

LJ Hooker Greater Springfield  
(07) 3814 0088

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.



## Key Features:

- Built in 2009
- Land 400 sq metres
- Four bedrooms
- Main bedroom with ensuite bathroom and walk in robe
- Air-conditioned open plan living area
- Air conditioned in the main bedroom that open out to the rear deck
- Separate lounge room
- Modern kitchen with dishwasher + stone benches
- Ceiling fans in three bedrooms
- Outdoor deck perfect for entertaining
- Crim mesh security screens throughout for added peace of mind
- 5 kW Solar system
- Double lock up garage with remote

Ipswich City Council Rates approximately \$740 per quarter  
Queensland Urban Utilities approximately \$240 per quarter + usage

Location is certainly everything with this property:

Springfield Central State School 2.4 km

Mater Private Hospital 2.7 km

USQ University 2.2 km

Orion Shopping Centre and Springfield Central train station 4.2 km

There is so much more close by too, including the Robelle Domain Parklands, Orion Lagoon, local schools including St Peters Lutheran College, Springfield Central State High School, Springfield Central State School (primary), 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.

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

## MORE DETAILS

Property ID	PBYH7Q
Property Type	House
Land Area	400 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Solar Panels

**Ann Kilburn 0409 690 695**

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