

10 Caloola Drive, Springwood

Holiday at home: a resort-style lowset with dual living prospects!

Auction Location: Onsite & Online via Auctions Live

Essential viewing for young families, downsizers and buyers with multiple cars, this versatile property pairs its stylish 3-bedroom home with a huge, potential-filled shed, a sparkling inground pool, and walking distance convenience to parks, shops, city-buses and private/state schooling.

Highlights:

- Tiled lounge, all-electric modern kitchen & light-filled dining area + a covered alfresco patio
- 3 hybrid timber-floored beds with BIRs, main bathroom (shower & tub), separate toilet, laundry
- Split system AC units & fans in all beds, the lounge & dining areas + a 10kw solar system
- Secure drive-through single garage + sail-shaded parks along the long double driveway
- Substantial 6m x 9m insulated Titan shed, wired with 3 phase power - perfect as a workshop, home business, or office space,

3 1 2

AUCTION

Sat 24th Oct @ 1:30PM

VIEW

By Appointment

AGENTS

Pragya Ojha
0430 103 034
pragyaojha@ljhpp.com.au

AGENCY

LJ Hooker Property Partners
07 3344 0288

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.



with genuine potential to explore Granny Flat conversion (STCA) There's much to love about this place, so let's start with the lot itself — an appealingly usable, flat block, substantially-sized at 720m². Onsite now is a lovely brick lowset with a covered outdoor entertaining area overlooking a frameless-glass fenced pool, a gravelled firepit zone in the corner of the backyard, and irrigated (sprinklers) grounds of lush lawn, neat hedges and tropical plants.

Light and bright throughout, the house is spacious, low maintenance, and equipped for all-season comfort with AC and fans in all 3 hybrid timber-floored bedrooms, as well as the tiled lounge and dining area. Central to the 2 living spaces, the kitchen is an all-electric affair — the 10kW of solar helping offset their operation, along with the AC; there's ample storage/bench space, and it will be easy to run meals across the breakfast bar to the dining table or out to the pool-side alfresco patio.

The bathroom is generously proportioned with floor-to-ceiling tiles, a glass-enclosed shower, tub, and mirrored storage above the vanity unit. The toilet is next door, and there's a separate laundry.

Whatever their make or model, vehicles get top treatment here too. A side garage offers secure parking for one vehicle, plus handy drive-through access into the backyard, where a massive 54m² insulated shed can be used for additional storage or as a workshop/home office or maybe (STCA) a future Granny Flat. Additionally, there's potential to station about 5 more cars under the big sail shade spanning the double driveway and extending beyond to the gravel space.

Locations don't get sweeter than this if you have school-age kids or a dog and you like an easy run into Brisbane city or down to the coast. As well as being strolling distance to a dog-friendly park, a nature reserve, city- buses, Chatswood Central (Woolworths, cafes, Post Office, beauty & fitness), the local state primary school and John Paul College (K-12), the M1 is only a few minutes' drive.

- 220m to a fenced dog park (3-minute walk) & 500m to Magellan Park (5-minute walk)
- 600m to city-bound bus stop (9-minute walk)
- 650m to Chatswood Hills State School (7-minute walk)
- 700m to Springwood Conservation Park (11-minute walk)
- 850m to Chatswood Central Shopping Centre (3-minute drive/9-minute walk)
- 1.5k m to John Paul College (3-minute drive/18-minute walk)
- 2km to M1 onramp (3-minute drive) for easy runs to Brisbane CBD or Gold Coast
- 2.2km to Mabel Park State High School (4-minute drive)
- 4.6km to Springwood Mall (7-minute drive)
- 9.2km to St Matthews Catholic Primary School (9-minute drive)
- 24km to Brisbane CBD (22-minute off-peak drive)

Secure this beauty and you'll be celebrating summer in style this year, and for many more to come!

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

MORE DETAILS

Property ID	B5C6F4R
Property Type	House
Land Area	720 m2
Including	Air Conditioning
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels
	Water Tank

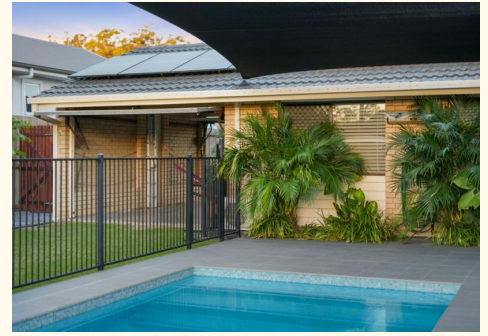
Pragya Ojha 0430 103 034

Agent | pragyaojha@ljhpp.com.au

LJ Hooker Property Partners 07 3344 0288

25 Pinelands Road, SUNNYBANK HILLS QLD 4109

propertypartners.ljhooker.com.au | sunnybankhills@ljhpp.com.au



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.



10 Caloola Drive **SPRINGWOOD**

3 | 1 | 2 | 142m² | 720m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.