



109 Springwood Road, Springwood




SOLD BY PRAGYA OJHA

Comprising a freshly updated 3-bedroom lowset brick home positioned directly opposite Springwood Road State School, this property offers immediate comfort, undeniable convenience, and massive future potential on a substantial landholding.

Highlights:

- Delivering unmatched convenience just steps from Springwood Shopping Centre, public transport, cafes, and parks as well as Springwood Road State School directly across the road
- Move-in ready lowset home recently updated with fresh paint, new carpets, and new ceiling fans throughout
- Spacious open-plan living with modern comforts including separate meals space ideal for families and entertainers
- Generous 3 bedrooms with ceiling fans; master bedroom with built-in air conditioning
- Large fully-fenced 812m² block with large, flat backyard, shed, and single lock-up garage with internal access with potential for future upgrades or additional dwelling (STCA)
- Rental appraisal \$650/week

Perfectly positioned for families, investors, and downsizers alike, this address delivers an unmatched "walk-to-everything" experience. With top public schools, parks, shops, and public transport all within a short stroll, this address guarantees a safe, practical, and connected

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FOR SALE

Please Call

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AGENCY

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



lifestyle in the heart of Springwood.

- 200m walk to the nearest Bus Stop
- 310m to Springwood Road State School (3 mins walk)
- 850m walk to Springwood Mall (11 mins walk)
- 950m to Springwood Park (13 mins walk)
- 1km to Springwood State High School (14 mins walk)

The home welcomes you with a refreshed and ready-to-enjoy interior. The recent refurbishment means all the hard work has been done, allowing you to simply move in and relax. Enjoy a light, modern feel with fresh paint, brand new carpets, modern window furnishings and new ceiling fans throughout.

Designed for modern family living, the smart layout offers a spacious open-plan living area and a separate meals zone ideal for both weeknight dinners and weekend entertaining. The modern kitchen boasts a striking black-and-white aesthetic and caters to the home chef with quality electric appliances and a ceramic cooktop.

Three generously proportioned bedrooms are designed as tranquil retreats, finished with plush new carpeting and elegant ceiling fans for year-round comfort. The master suite is further enhanced by its own dedicated air conditioning unit, creating a true climate-controlled sanctuary. The family bathroom features a full-sized tub for indulgent soaks, a separate shower and a private, separate toilet for optimal household convenience.

Outside, the value of the substantial 812m² block becomes immediately apparent. Set on a fully fenced lot, the large backyard is a blank canvas, offering abundant space for children, pets, gardening, or future extensions. This low-maintenance yard means you spend less time working and more time enjoying your weekends, plus practical features including a single lock-up garage with convenient internal access and a garden shed for additional storage.

From an investment perspective, the numbers and potential are compelling. The existing dwelling offers a rental appraisal of approximately \$650 per week, while the size and layout of the land present an outstanding opportunity to maximise returns. Subject to Council Approval (STCA), a separate dwelling could be built at the rear of the property, creating the potential for dual income or flexible multi-generational living.

Combining an unbeatable location with a refreshed, move-in-ready interior and a substantial 812m² landholding, this forthcoming auction property offers incredible versatility. Whether you are a first-time buyer seeking a safe and practical lifestyle, a downsizer prioritising convenience, or a savvy investor seeking a high-growth asset with clear potential for dual income, this is a must-inspect.

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MORE DETAILS

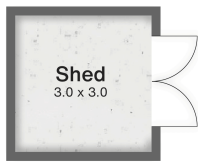
Property ID	B3T4F4R
Property Type	House
Land Area	812 m2
Including	Air Conditioning Toilets (1)

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- 1 Garage
- 2 Patio
- 3 Shed



Springwood Road



109 Springwood Road **SPRINGWOOD**

3 | 1 | 1 | 139m² | 812m²

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.

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