



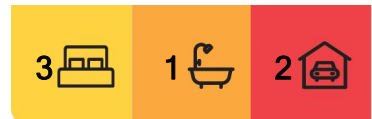
## Springwood, 11 Whitfield Avenue

SOLD BY PRAGYA OJHA

Boasting a huge covered alfresco area - big enough for an outdoor dining set, BBQ/bar hub and pool/table tennis table - this freshly painted 3-bedroom brick lowset could also be modified to accommodate dual living needs (STCA). Perfect for first home buyers, young families, downsizers or investors alike!

### Highlights:

- Stunning polished timber floorboards through kitchen/living/dining area + all bedrooms
- Modern kitchen with A/C + a stylish main bathroom with shower, tub & separate toilet
- Family/teen retreat beside a laundry that could be reworked as a second bathroom (STCA)
- 2 front entries off the verandah, one into kitchen, the other into a tiled study/office area
- Double carport + open-air parks for 6 more vehicles, 18m2 shed, new fencing down one side



**For Sale**  
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**LJ Hooker Property Partners**  
07 3344 0288

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The heart of this home is the air-conditioned combined kitchen/living/dining area, accessed both directly from the wrap-around front verandah, and via the adjacent tiled study/office. Light, white and bright, the kitchen is contemporary in finishes and fit-out, with all-electric appliances and a twin sink discreetly concealed behind the raised brekky bar.

The treacle-toned solid timber flooring in here continues down a wide central passage into 3 light-filled bedrooms, 2 with BIRs. Close by is the renovated family bathroom, well-equipped with a shower and tub, the toilet next door.

The bonus room is a tiled family area/rumpus that sits just off the passage and flows into a huge laundry. As well as opening through sliders onto the massive tiled rear entertaining multipurpose room, just shy of 122m<sup>2</sup>, this room has a second side entry point - meaning it could make a great teen or -in-laws retreat especially, STCA, if you explored incorporating a compact bathroom into the existing laundry.

Front and back, the house is surrounded by well-maintained lawned yards, the back fully fenced with a big shed and accessible down both sides of the house.

Walking distance to parks as well as tasty eateries/essential services at Springwood Plaza, and only minutes to zoned schools, private colleges, bigger shopping hubs and the M1, this is your ticket to a convenient and comfortable lifestyle in one of the southside's hottest suburbs.

- 800m to Springwood Plaza (9-minute walk)
- 900m to Tallowood Park (12-minute walk)
- 1km to Springwood Central State School (14-minute walk)
- 1.2km to Springwood Conservation Park (3-minute drive)
- 1.3km to ALDI Springwood and M1 onramp (3-minute drive)
- 1.7km to Springwood State High School (4-minute drive)
- 1.7km to Springwood Mall (4-minute drive)
- 1.7km to Chatswood Central (4-minute drive)
- 1.9km to Calvary Christian College (4-minute drive)
- 2.9km to John Paul College (5-minute drive)
- 21.8km to Brisbane CBD (20-minute drive)
- 55.8km to Gold Coast (47-minute drive)

If you're a first-time buyer, small family, downsizer or investor - this is a must-view.

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## More About this Property

<b>Property ID</b>	B2VSF4R
<b>Property Type</b>	House
<b>Land Area</b>	708 m2
<b>Including</b>	Air Conditioning Toilets (1) Courtyard Balcony Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced

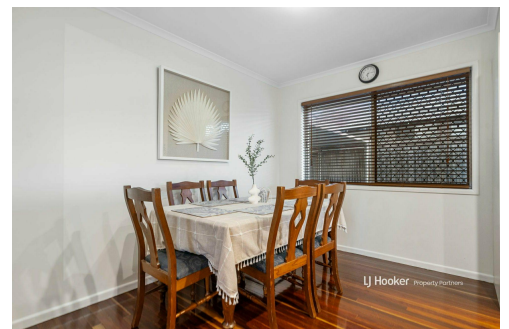
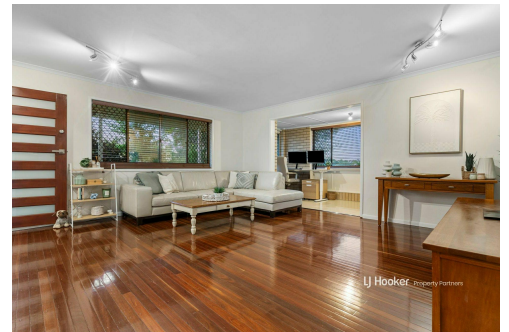
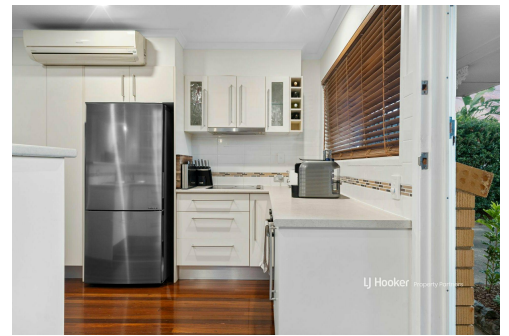
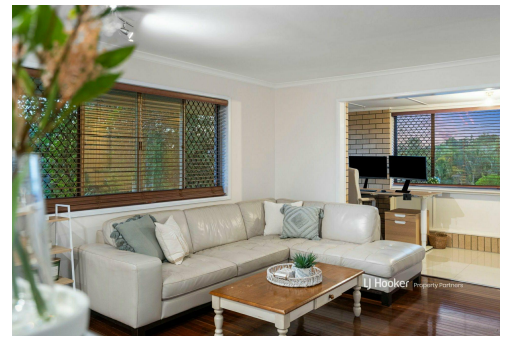
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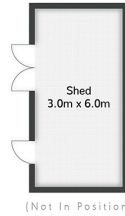
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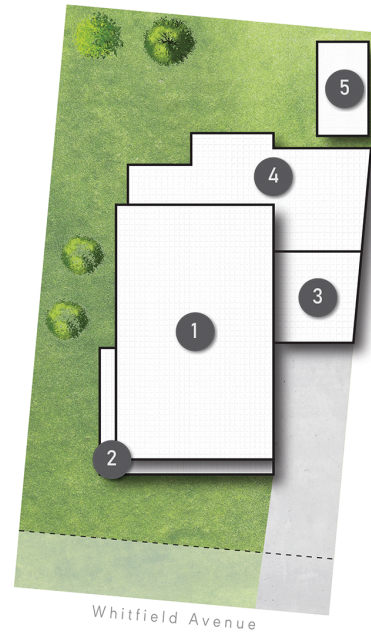
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### LEGEND

- 1 RESIDENCE
- 2 VERANDAH
- 3 CARPORT
- 4 ALFRESCO
- 5 SHED



11 Whitfield Avenue **SPRINGWOOD**

3 | 1 | 2 | 233m<sup>2</sup>

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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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