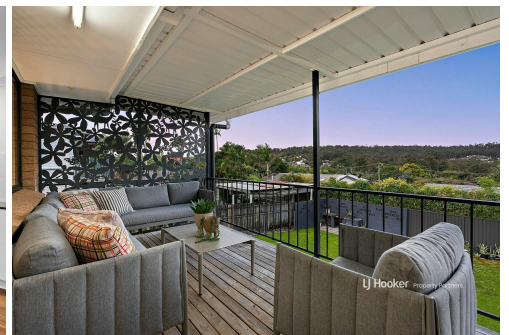
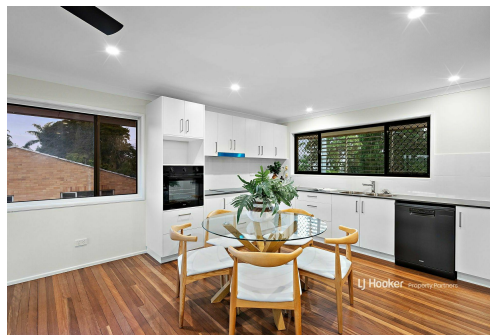
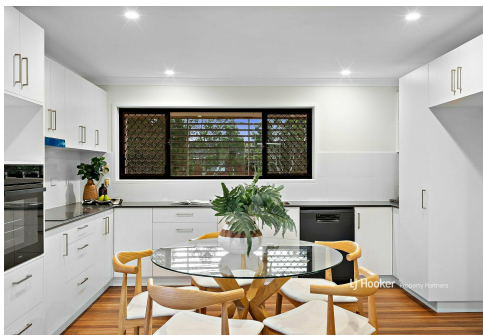




LJ Hooker Property Partners



Springwood, 116 Barbaralla Drive

Fully Renovated Dual Living Property with Stunning Valley Views.

Building & pest report available
Please arrive by 10 am to register

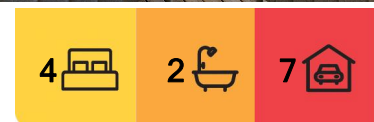
Completely renovated inside with a spacious, versatile dual living lay-out, this is a prized property boasting million-dollar views over the Springwood Conservation Area from its top floor. Enjoy the cool summer breezes that come in from the bay on your generous deck that runs the full length of the house. It's capped off by a stellar location, only minutes to the M1 and short walk to shopping centres, schools and many parks. The bus stop is steps away with student only school buses going to Kimberley College, Chisholm and John Paul Collage as well as regular busses to the city and Hyperdome.

Highlights:

- Freshly painted throughout, new carpets in the bedrooms and polished original hardwood



Disclaimer: 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.



For Sale
Please Call

View
ljhooker.com.au/B2E1F4R

Contact
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07 3344 0288

floors

- Upstairs features a brand new kitchen with stone benchtops and soft close cupboards and drawers; downstairs the "as new" kitchen was installed in 2019.
 - A brand new full bathroom including a luxury tub is located upstairs with the convenience of the toilet being separate. The downstairs bathroom, installed in 2019 includes vanity, shower and WC.
 - Upstairs contains 3 bedrooms, main bathroom, combined kitchen/living/dining and TV nook, with enclosed sunroom, rear deck with stunning views and gas connection for a BBQ.
 - Downstairs: open-plan, spacious and versatile studio apartment, spacious double garage with laundry at rear. The layout is ideal for dual living, a home business, or rent downstairs out for extra income
 - Bonus XL single carport at side + 2 garden sheds on slabs & a built-in BBQ in grassy backyard with solar hot water and solar power.
- Granny flat can be added (STCA)

The stylish timber floors now spanning the light-filled upper level of this fresh-faced home seamlessly connect the fan-cooled living area where a discreet TV nook sits between 2 display units, with the new open kitchen/meals area boasting chic cabinetry, twin sink, energy efficient dishwasher, and electric cooker/oven. The living side opens into a glass-enclosed sunroom, perfect as a kid's play area, that extends onto a timber decked patio with magic valley views.

For cosy comfort, the 3 generous sized bedrooms have been freshly painted and carpeted. Each has a fan and BIR, 2 with A/C, and they share a stylish new bathroom with shower, luxurious deep tub, and a separate toilet next door.

At legal height, the ground floor living space is open to any number of uses. The living/bedroom area is carpeted with a walk in robe, next to a near-new kitchen with a gas stove/electric oven and bathroom. A private covered garden patio at the rear completes this area. This level would be perfect as an in-law suite, home office, adult children returning home, guest suite or rent it out for extra income as it has its own separate entrance and can be locked off from the rest of the house.

In addition to the double entry lock-up garage that houses a rear laundry area, there's an XL covered secure carport beside it with access to the rear yard. The existing side carport could be raised to fit a boat or caravan. A highly productive sweet mandarin tree sits on the side of the large flat backyard with two lockable garden sheds on a large concrete slab.

This prime Springwood location has every amenity only minutes on foot or behind the wheel:

- 52m to bus stop to reach 3 private schools (John Paul, Kimberley & Chisholm College)
- 500m to Chatswood Hill State School (6-minute walk)
- 550m to Magellan Park/Playground (7-minute walk)
- 800m to Chatswood Central Shopping Centre (11-minute walk or 2-minute drive)
- 1.1km to Springwood Conservation Park (2-minute drive)
- 1.1km to M1 onramps (2-minute drive)
- 1.2km to ALDI Springwood (2-minute drive)
- 1.3km to Tallowood Dog Park (2-minute drive)



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- 2km to John Paul College (3-minute drive)
- 2.3km to Springwood State High School (4-minute drive)
- 2.4km to Springwood Mall (5-minute drive)
- 24.6km to Brisbane CBD (21-minute drive)
- 56km to Gold Coast (48-minute drive)

Whatever your needs, the flexibility of this fully renovated home will provide the ideal solution.

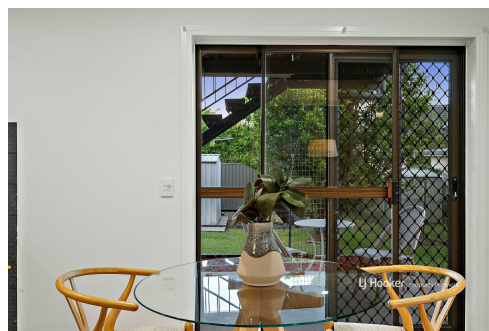
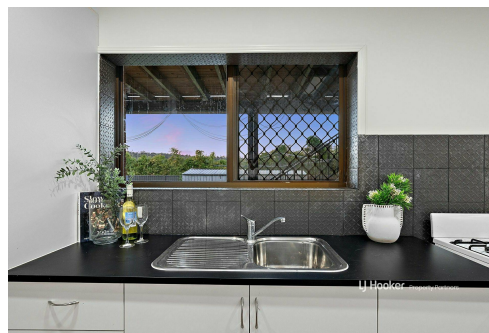
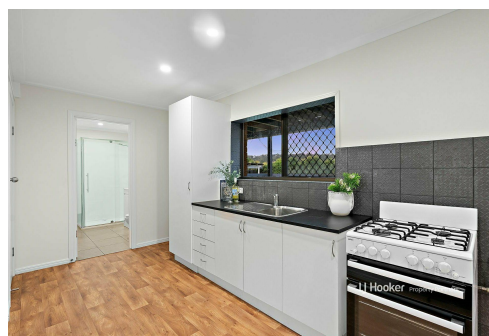
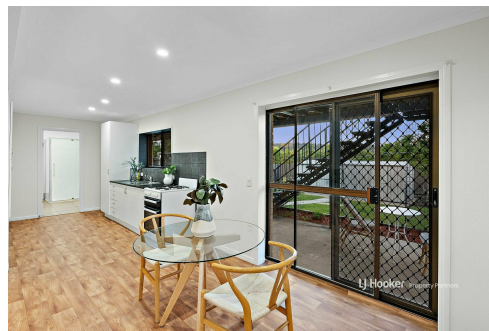
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More About this Property

Property ID	B2E1F4R
Property Type	House
Land Area	675 m ²
Including	Air Conditioning Courtyard Balcony Deck Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank Solar Hot Water

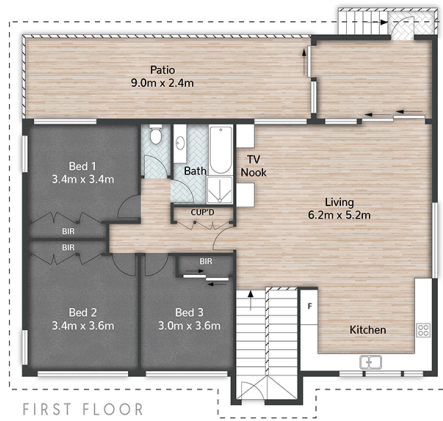
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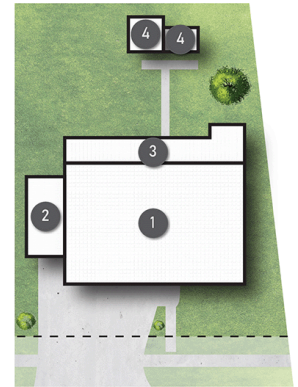
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LEGEND

- 1 RESIDENCE
- 2 CARPORT
- 3 PATIO
- 4 SHED



Barbaralla Drive



116 Barbaralla Drive **SPRINGWOOD**

3 | 2 | 3 | 351m²

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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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