

Springwood, 13 Laretta Avenue

Under contract @auction ! Stunning European-Style Family Home with Mountain Views and Expansive Potential

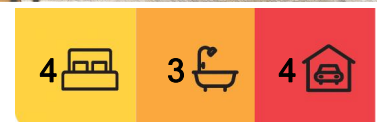
If you've been searching for a property that combines unique design, generous living space, and future growth potential, this exceptional home is a must-see. Located just a short walk from major shopping centres, public transport, and recreational facilities, this residence offers the perfect blend of convenience and tranquillity.

Positioned on a gently elevated 711sqm block with mountain views, this remarkable home is nestled in the heart of Springwood, one of Brisbane's most rapidly developing suburbs. The residence's distinctive European-style design, solid brick construction, and elegant finishes make it a standout property with plenty of room to grow.

Key Features Include:



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For Sale
Please Call

View
ljhooker.com.au/B2KPF4R

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LJ Hooker Property Partners
07 3344 0288

- Elevated position with mountain views and flood resilience
- Expansive floorplan with four spacious bedrooms and three bathrooms
- Recently refreshed kitchen with premium finishes
- Large garden with potential to extend or add a pool
- Energy-efficient with air conditioning, ceiling fans, solar panels, and solar hot water
- Fresh, modern interiors with polished timber floors

Interior Layout:

The home features a well-thought-out two-level design that seamlessly integrates formal and casual living spaces.

Upon entry, you are welcomed into a formal lounge area, a peaceful retreat ideal for relaxation or hosting guests. Large windows are fitted with newly installed plantation shutters, enhancing both the aesthetic and functionality of the space.

The adjacent formal dining area connects effortlessly to the newly refurbished kitchen, which boasts stylish white cabinetry, spacious countertops, and a breakfast bar. The kitchen is equipped with modern appliances, including a stainless-steel dishwasher, oven, and cooktop, as well as ample fridge space.

The casual meals area, located opposite the kitchen, features a built-in display unit and convenient access to a downstairs bathroom.

Outdoor Living:

Step outside and enjoy the expansive, level private garden with its tropical landscaping and lush lawn, perfect for family play or outdoor gatherings. The large, covered patio area is ideal for entertaining, with ceiling fans and lighting ensuring comfort year-round. A wide side path provides lockable access for easy vehicle storage or maintenance.

Location Highlights:

- Prime location, less than 900m to the recently renovated Springwood's shopping mall & Arndale Shopping centre (2-minute drive or 11-minute walk)
- Close proximity to the newly developed Springwood Central commerce district (1.9km/7-minute drive or 21-minute walk)
- Walking distance to Springwood Mall, offering extensive retail and dining options (800m/2-minute drive or 10-minute walk)
- Convenient access to a range of public and private schools, including John Paul College (4.1km/6-minute drive), Redeemer College (4.1km/8-minute drive), St. Edward's (3.8km/6-minute drive), Calvary Christian College (1.7km/3-minute drive) and Kimberley College (15.8km/17-minute drive)
- Less than a 500m walk to the brand new Springwood Park (350m/5-minute walk) on Cinderella drive and dog-friendly park at the end of the street. Not to mention a caf/u233? nearby.
- Bus stops (350m/5-minute walk) within easy reach for quick access to city and surrounding destinations
- Just 2 minutes to the M1 motorway for easy commuting to both the Gold Coast (58km/47-minute drive) and the city (21.8km/21-minute drive)



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Upstairs Features:

The upper level is home to four generously sized bedrooms. Three of the bedrooms feature unique nooks, ideal for study areas, reading corners, or additional storage.

Additional Features:

- Fully fenced yard with landscaped gardens
- Garden storage shed
- Integrated alarm system for added security
- Double garage with additional driveway parking
- Gated side access for convenient vehicle, boat, or trailer storage

This exceptional property presents an incredible opportunity for families seeking both comfort and potential in a highly sought-after location. Don't miss out--properties of this calibre in Springwood are in high demand. Contact us today to arrange an inspection. You won't regret it!

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More About this Property

| | |
|----------------------|--|
| Property ID | B2KPF4R |
| Property Type | House |
| Land Area | 711 m ² |
| Including | Study Air Conditioning Toilets (3) Alarm Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels Solar Hot Water |

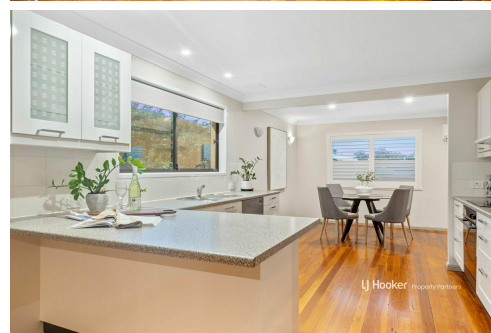
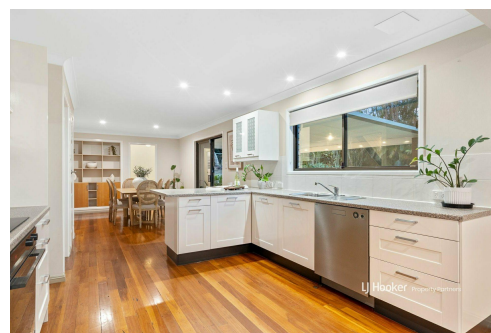
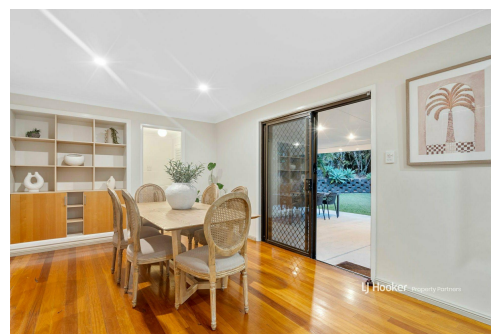
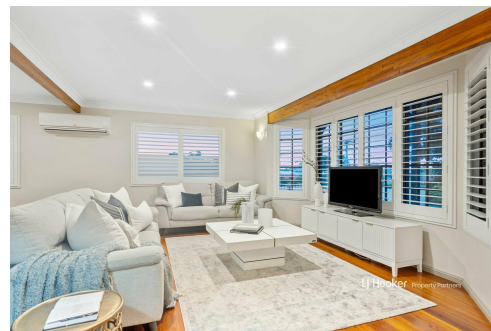
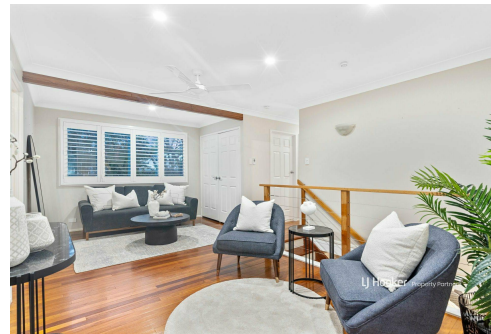
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13 Laurretta Avenue **SPRINGWOOD**

4 | 3 | 2 | 260m²

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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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