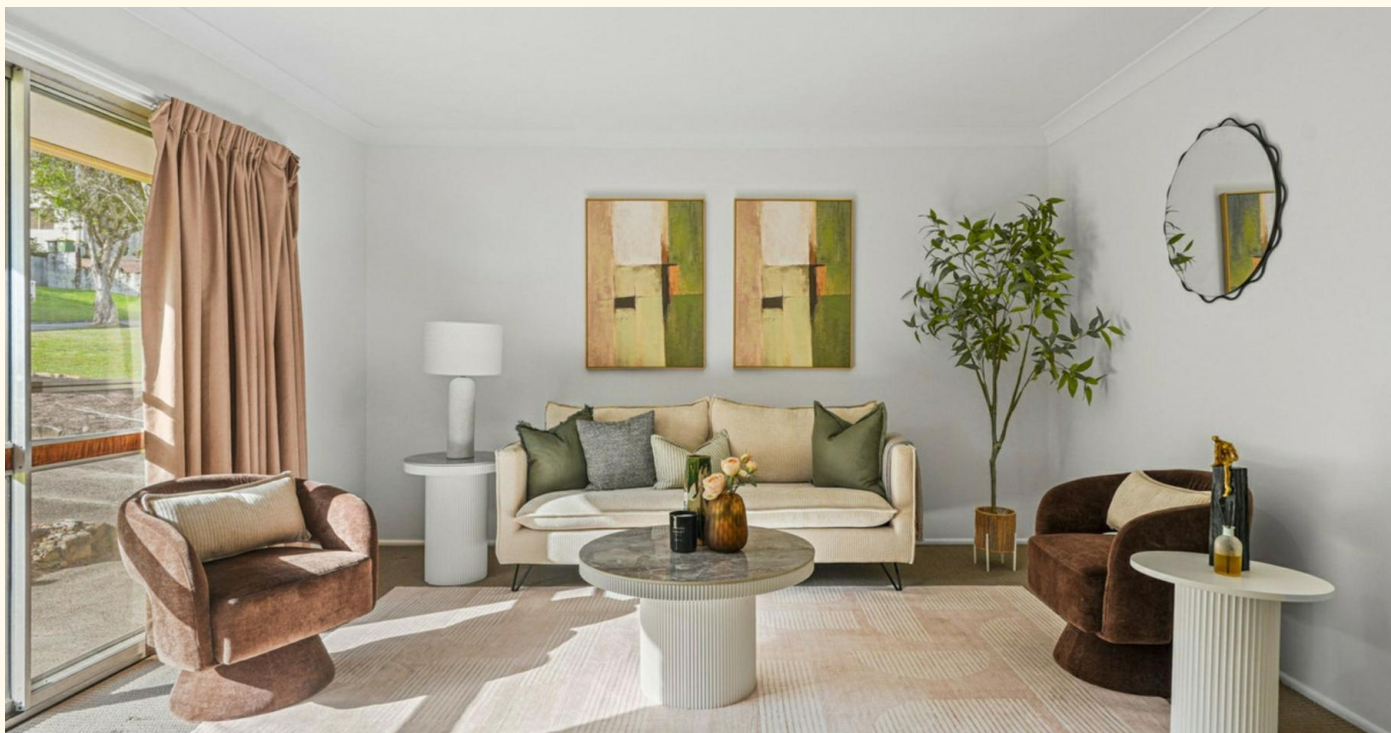




17 Rholanda Crescent, Springwood

Lowset Best Value In The Heart Of Springwood .

Free B&P Report Available to Download

Hitting the market for the first time in 38 years, this is your chance to realise the Aussie dream of owning a single-level, family-size home with a large, flat, grassy backyard - perfect for pets, kids' playtime, or getting your 'green thumb' on!

Highlights:

- Freshly painted throughout, 3 good-sized carpeted beds with ceiling fans & BIRs
- Carpeted open plan lounge/dining area (with AC), tiled all-white kitchen (wall oven, pantry)
- Bonus rumpus (or 4th bed/teen retreat/games/media room) with space to add an ensuite
- Good-size bathroom (shower & tub) with a separate toilet, laundry off the kitchen
- Spacious covered outdoor entertaining area, grassy fenced backyard, driveway parking

Whether you're a first-time buyer, downsizer or investor, this property ticks a load of boxes. Along with the generous block size (708m²) and

3 1 2

FOR SALE

Please Call

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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.



the big, play-friendly backyard, the home's floorplan offers valuable flexibility.

Thanks to the interior repaint, the house feels bright, fresh, and ready for its next chapter. For easy cleaning, the roomy, all-white kitchen is tiled, while cosy carpet runs through an air-conditioned, combined lounge/dining area and into the sleeping wing - each of the 3 bedrooms with its own BIR and fan, a full bathroom just across the hall.

At the other end of the house, accessible from the lounge and adjacent to the laundry, is a bonus tiled rumpus - big enough to consider incorporating a future ensuite if you wanted to set it up as a dedicated 4th bed. Equally, it works a treat right now as a second lounge, teen/parent's retreat, media/games room, home gym or hobby hub!

Out back, a large undercover patio provides a comfy, protected spot to enjoy a meal while overlooking backyard activities. There's space out here to kick a footy, play fetch with your pooch, or roll up your sleeves and build a few raised veggie beds.

Completing this property's lengthy list of credentials is its convenient location. Local schools, shops, and sporting grounds are all within a short walk or bike ride, and the M1 onramp is mere minutes by car for cruisy commutes to Brisbane city or the glorious Gold Coast for a lazy beach day.

- 400m to the oval at Tallowood Park (5-minute walk)
- 550m to Springwood Central State School (8-minute walk)
- 800m to Springwood Plaza (11-minute walk)
- 1.2km to Springwood State High (3-minute drive)
- 1.5km to Arndale Shopping Centre (1.5km)
- 1.7km to Springwood Bus Station (3-minute drive)
- 1.8km to Springwood Mall (5-minute drive)
- 2.3km to Springwood Conservation Park (4-minute drive)
- 3.5km to John Paul College (6-minute drive)
- 7.7km to Logan Hospital (14-minute drive)
- 22.1km to Brisbane CBD (21-minute off-peak drive)

Held and cherished for 38 years, now ready for its next chapter. With versatility comes wide market appeal, so be auction ready to secure this sweet all-rounder!

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MORE DETAILS

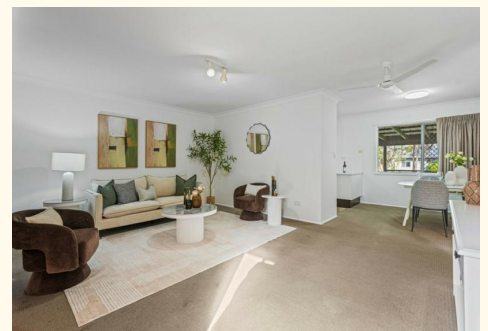
Property ID	B53HF4R
Property Type	House
Land Area	708 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced

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1 Patio



Rholanda Crescent



17 Rholanda Crescent **SPRINGWOOD**

4 Beds | 1 Bath | 152m² | 708m²

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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