

## Springwood, 175 Springwood Road

SOLD BY PRAGYA OJHA

Positioned on a rarely found mega-size suburban block of 1092m<sup>2</sup>, walking distance to shops and schools, 175 Springwood Road could mark the end of your search for a high-end home that can comfortably accommodate dual/triple living with a versatile floorplan boasting 3 kitchens!

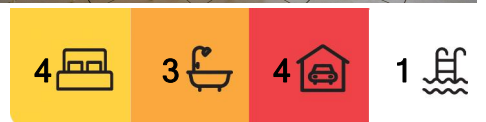
### Highlights:

- Massive split-level block with a 2-storey rendered residence, 4 car garaging, big pool
- Ground: 3 beds inc master, full bathroom, combined kitchen/meals, living/office, big deck
- Lower: 2 dwellings each with kitchen facilities & external entries, full bathroom & laundry
- Option to further modify lower level to create extra rooms for potential rental (STCA)
- Both bathrooms and laundry fully renovated, new tiles downstairs, fresh paint throughout

How you make the most of this place is entirely based on your needs and dreams but, as is, it's tailored for primary living on the ground floor with various additional living options



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**07 3344 0288**

available below.

Freshly painted, the brand-new main bathroom with full height-tiling, LED backlit vanity mirror, and rain shower - the ground floor's sleeping wing comprises 3 bedrooms. The master has an ensuite with twin vanity, huge WIR and rear deck access, while the others have BIRs - one extending into an adjacent study that could be converted to a WIR/dressing room.

On its social side, the tiled dining room beside a kitchen with all-electric mod cons and moulded cabinetry, opens onto a street facing balcony, while the carpeted living area flows into a bonus home office/study and onto the covered rear balcony offering sweeping district views.

The newly tiled lower floor can be reached via internal stairs but also has separate entry points from the driveway and/or the backyard into living hubs flanking a central landing. The 'studio' side comprises an open plan living room beside a newly installed kitchenette/dining area. There's a bedroom nearby, across from a brand-new laundry and a flash new bathroom.

Opposite, a huge general-purpose room with external access front and back flows into another room with an adjoining kitchen and its own access point from the front drive. The latter would make a great home business base, and you could explore modifications to the big utility room to perhaps create a couple of rentable rooms (STCA) for extra income.

Out back, the pool and a gazebo take centre stage in a huge, fenced yard that's otherwise lawned for low-upkeep - something you can exchange for veggie patches or a hobby garden if you prefer!

Street access and parking are sorted with 2 entry points off Springwood Rd through electric sliders. There's a secure, extra-height 11.4m long double-width garage that can fit a couple of cars + maybe a boat or camper, with bonus side storage for tools and roller door access out back. If you need, you can park about 6 more cars off street on the drive.

As for this location, well you can walk most places, with everything else an easy drive:

- 270m to Springwood State High & closest bus stop (4-minute walk)
- 300m to Kidzco ELC (4-minute walk)
- 650m to Springwood Road State School (9-minute walk)
- 1.2km to Springwood Mall (15-minute walk)
- 1.2km to Pacific Motorway onramp (4-minute drive)
- 2km to Calvary Christian College (4-minute drive)
- 2km to Springwood Bus Station/city connection (4-minute drive)
- 5.4km to John Paul College (9-minute drive)
- 22.2km to Brisbane CBD (22-minute drive)
- 52.5km to Gold Coast (43-minute drive)

This is a unique property offering that has only begun to leverage its enormous potential.

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## More About this Property

<b>Property ID</b>	B2XWF4R
<b>Property Type</b>	House
<b>Land Area</b>	1092 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (3) Pool Courtyard Balcony Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Water Tank

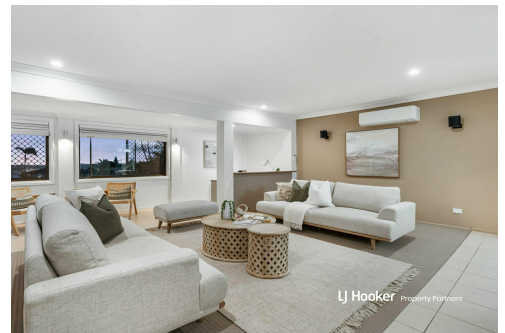
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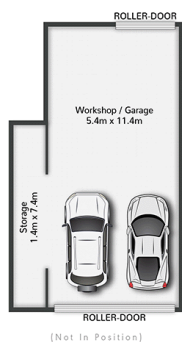
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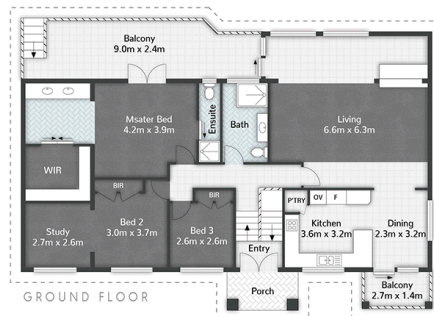


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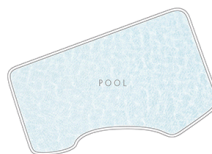
LOWER FLOOR



GROUND FLOOR



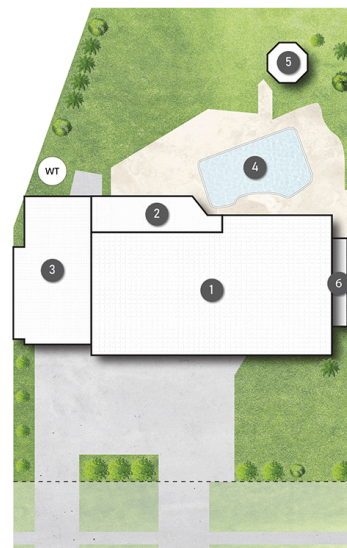
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## LEGEND

- 1 RESIDENCE
- 2 BALCONY
- 3 GARAGE
- 4 POOL
- 5 GAZEBO
- 6 SHED



Springwood Road



[Not In Position]

175 Springwood Road **SPRINGWOOD**

4 | 3 | 2 | 303m<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.