



## Springwood, 19 Jacqueline Avenue

Selling Today at 4.30 PM Onsite! Be There! Two-Story Family Oasis with Pool, Games Room & Dual Living Options- Must Inspect

Free B&P Report Available to Download

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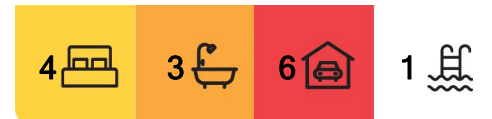
Geared up for all-season entertaining with a host of air-conditioned indoor social spaces, including an amazing games room with wet bar, along with covered and open-air alfresco spaces overlooking a divine saltwater pool, this incredible 2-storey residence is your ticket to the quintessential Queensland easy-care lifestyle!

Highlights:

- Chic new hybrid flooring through upstairs living + all bedrooms (5 or 4 up + office down)
- Ornately timber-panelled games room with timber bar (beer keg plumbing) & sound system



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**For Sale**  
Auction

**View**  
By Appointment

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07 3344 0288

- 2-Pac kitchen upstairs with Miele mod cons, glass/stainless splashbacks, mood downlights
- Showstopping master sanctuary with sky roof for star gazing, WIR & ensuite
- Use lower bed for live-in family/home biz by creating ensuite/kitchenette next door (STCA)

Capturing sweeping district views to distant mountains, as well as cooling summer breezes thanks to its elevated position on a generous 733m<sup>2</sup> block, this solid brick beauty really needs to be explored in person to appreciate every inch of its sprawling interior and the work that's gone into creating a truly individual home. With an ideal northerly aspect as well, it's warm and toasty in winter and cool and refreshing in summer, further sweetening its appeal.

Just off the front entry, the games room is on par with something you might find in a smooth inner-city lounge bar. Rich-toned, moulded timber panels line the walls, with premium carpet underfoot and fancy stepped cornices framing an ornate Art-Deco-inspired central ceiling rose. A tad under 41m<sup>2</sup>, there's ample space to land even the trickiest of shots at a full-size billiard table, with stylish spectator viewing at the sumptuous bar while you enjoy tunes through the built-in sound system.

Honestly, if you're hosting a party - this set-up could not be more perfect! The games room extends through a slider onto a rear patio big enough to accommodate a feasting table, and with a full bathroom nearby, guests can move easily in and out all day, including enjoying refreshing swims in the saltwater pool and then finishing off with a quick shower before it's their turn at the table.

Besides the secure double garage with recessed laundry facilities, the ground floor houses a versatile 5th bedroom with flash new hybrid flooring; if you reworked the storage space next door (STCA), creating an ensuite would allow for live-in family or install a kitchenette to cater for a home business.

Upstairs, the new flooring has also been laid in the large family room off the landing, and another 4 bedrooms. Three of these have BIRs and share a central bathroom with shower, while the super-sized master will stop you in your tracks! Look forward to sweet dreams as you drift off gazing at the stars through the windows high above in the recessed ceilings, comfortably store all your clothing in the spacious WIR, and take advantage of the twin shower set-up in the ensuite.

For the home cook, the combined tiled kitchen/meals area will be a welcome discovery with its quality 2Pac cabinets, premium Miele all-electric appliances and plumbed fridge cavity. This culinary hub connects seamlessly onto an expansive glass-enclosed upper balcony/sunroom which is the obvious spot for everyday family dining and offers the convenience of a staircase connection to the lower patio.

Extras to entice include 4 split-system A/C units, one-click electric driveway gates, a secure double garage plus sail-shaded off-street parks, 2 garden sheds (one powered), lush lawns, and - for more peace of mind - a termite barrier installed in 2016.

To the location at last, and it's a winner too! On foot, you can easily get to your zoned state schools, a dog park/playground, Springwood Mall and the bus station for breezy city



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commutes. Everything else is just a short drive!

- 550m to Springwood State High (9-minute walk)
- 600m to Springwood Park/Dog Park (8-minute walk)
- 650m to Springwood Road State School (10-minute walk)
- 900m to Springwood Mall (12-minute walk/3-minute drive)
- 1.2km to Springwood Bus Station (3-minute drive/16-minute walk)
- 1.5km to Pacific Motorway onramp (3-minute drive)
- 2.9km to Springwood Conservation Park (4-minute drive)
- 4.5km to John Paul College (7-minute drive)
- 21.6km to Brisbane CBD (20-minute drive)
- 52.2km to Gold Coast (38-minute drive)

For a sweet southside lifestyle and unrivalled entertaining features, this property won't be beaten.

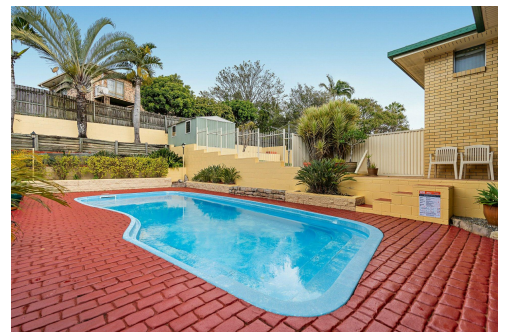
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## More About this Property

<b>Property ID</b>	B3B5F4R
<b>Property Type</b>	House
<b>Land Area</b>	733 m2
<b>Including</b>	Ensuite Study Air Conditioning Pool Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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19 Jacqueline Avenue **SPRINGWOOD**

5 | 3 | 2 | 327m<sup>2</sup> | 733m<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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