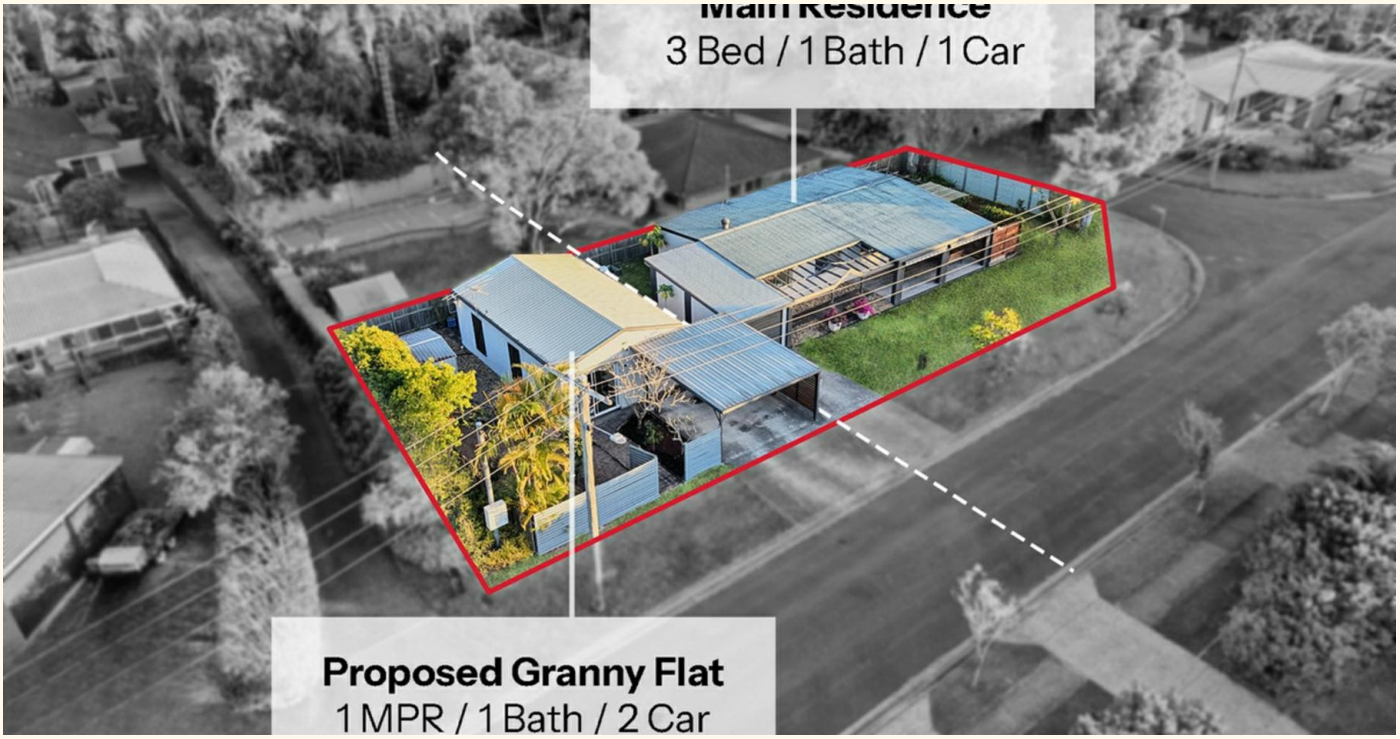








2 Lynshanel Court, Springwood

Rare dual living opportunity in a scenic Springwood setting

Free B&P Report Available
Owners Moving Interstate. Must Be Sold.

If you're looking to comfortably house live-in in-laws, have older kids still at home, or like the idea of generating rental income, this property —combining a standalone 3-bedroom lowset with a flexible-use, separate self-contained Granny Flat (GF) —could provide the perfect set-up. Combined rental Income after Granny Flat Certification would be 1200+. per week.

Highlights:

- Generous corner block at the gateway to a quiet cul-de-sac & on the doorstep of a forest
- 3 bed home: bathroom, modern kitchen, living/dining, laundry, covered patio, single garage
- GF: utility room, bathroom, kitchen/meals/living, multi-purpose area, double carport, yard
- GF has approved plans but needs to be certified to get final approval from council
- Low-upkeep grounds with shed, wide frontage, sought-after location, natural surroundings

3 1 3

FOR SALE
Under Contract

VIEW
By Appointment

AGENTS
Pragya Ojha
0430 103 034
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AGENCY
LJ Hooker Property Partners
07 3344 0288

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.

LJ Hooker

The primary home is an attractive residence with a spacious open-plan kitchen/living/dining area at its heart. Air-conditioned for all-season comfort and tiled for easy cleaning, this light and airy social zone is anchored by the large culinary hub —a haven for cooks with its suite of stainless-steel electric appliances (dishwasher and canopy rangehood included) and plentiful storage.

Fashionable 'timber-look' flooring runs through the 3 bedrooms, 2 with built-in robes and all enjoying convenient access to a generous full-height tiled bathroom with a stress-busting rain shower room and private toilet. The laundry is tucked in off the kitchen, with the lounge and dining areas both opening outdoors; the meals side extends onto an alfresco space and lawn while the covered front patio overlooks the street-side garden and can be screened with side shades.

Tiled throughout with its own entry, double carport and garden, the Granny Flat has approved plans but needs to be certified for final approval from council by the new buyer. Inside, this dwelling is a delight, boasting a lofty pitched ceiling over an interconnected kitchen/living/dining area and adjacent multi-purpose area. The height continues over a separate utility room, and the self-contained bathroom is well-proportioned with a glass-enclosed shower.

Midway between two scenic reserves teeming with walking and hiking trails, the entrance to one just an easy stroll down the street, this location will delight nature lovers; equally though, there's everything here to attract buyers of all ages and interests, with bustling retail/entertainment precincts, state and private schooling options, excellent public transport, and the motorway to Brisbane or beaches —all reachable in a short drive.

- 290m to Springwood Conservation Park (8-minute walk)
- 1.9km to Springwood State High (3-minute drive)
- 2km to Daisy Hill Conservation Park (4-minute drive)
- 2.1km to Calvary Christian College
- 2.3km to Springwood Central State School (3-minute drive)
- 2.5km to Springwood Plaza (4-minute drive)
- 2.7km to M1 onramp (5-minute drive)
- 3 km to John Paul College (5-minute drive)
- 3.3km to Springwood Mall (7-minute drive)
- 3.4km to Springwood Bus Station (5-minute drive)
- 4.2km to Chatswood Central Shopping Centre
- 23.8km to Brisbane CBD (22-minute off-peak drive)
- 59.9km to Gold Coast (49-minute off-peak drive)

With the owners moving interstate, this property must be sold. Inspect soon and be auction ready.

All information contained herein is gathered from sources we consider to be reliable. However, we cannot guarantee or give any warranty about the information provided and interested parties must rely on their own enquiries. Images and/or descriptions may have been digitally enhanced or altered for marketing purposes and may not accurately represent the current condition of the property.

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MORE DETAILS

Property ID	B5B5F4R
Property Type	House
Land Area	660 m2
Including	Air Conditioning
	Toilets (1)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Solar Panels
	Water Tank

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2 Lynshanel Court **SPRINGWOOD**

3 | 2 | 3 | 266m² | 660m²

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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