

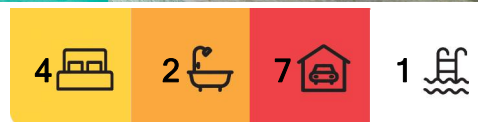
Springwood, 44 Coleman Crescent

A desirable Home with Acreage Ambience--Without the Upkeep!

Exuding acreage vibes with its private off-street position on a huge 1447m2 block with a parkland backdrop - yet still walking distance to everything - this fully renovated 4-bedroom family home is an idyllic all-season entertainer, boasting twin decks and a tempting pool with spa hub.

Highlights:

- Deluxe granite kitchen benchtops, divine full-height tiled 5-star hotel-quality bathrooms,
- Supersized workshop/shed - perfect for tradies or a business base/Granny Flat (STCC)
- Glass-fenced pool with covered pavilion one end, open-air timber deck the other
- New iron roof/double insulation, 3 big A/C units, 6.5kW solar, security cameras, electric gate
- Walk to schools, parks & Chatswood Central, short drive to hit the M1 for city/coast trips



For Sale
UNDER CONTRACT AFTER AUCTION

View
By Appointment

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07 3344 0288

Accessed via a long concrete driveway, with one-click electric gate entry, this incredible property continues to amaze the more you explore it.

As well as a double garage beside the pathway up to the house, the driveway leads into a standalone 120m² (approx.) powered workshop/shed with its own covered verandah and Masonry flooring within. The position and size of this structure makes it an extremely valuable asset: it's perfect as is for storing the trade wheels and still have room for a tinkering area. STCC, it could be converted into a Granny Flat, home business base or teen retreat. There are also 2 other sheds at your disposal out back.

The house itself has been tastefully renovated by the owner/builder, with no expense spared. High polish floor tiles connect the entry with the formal lounge and an all-in-one family living/dining room with soaring raked ceilings. The latter sits off a showstopping kitchen with granite benchtops, induction cooker, and double door fridge recess.

From the kitchen you can enjoy the sensational outdoor living zone from across the covered rear verandah. The glass-fenced pool has a dedicated spa hub, a timber sundeck one side and airy covered pavilion the other, and - for the kids and pets, there's a generous patch of play-friendly lawn and handy access through a gate in the rear fence to the park/playground behind.

Back inside, chic 'timber' floors span the 4 bedrooms, the master with a custom-fit, walk-through robe into a stunning ensuite, and screened sliders onto the poolside verandah. Like the ensuite, the family bathroom has been refurbished, also sporting premium floor to ceiling tiles, a raised basin in the floating vanity, rejuvenating rain shower, and stylish matt gun-metal-grey tapware and towel rails. The laundry's swish too, with parallel storage/folding units set up for appliance integration.

Leaving this secret suburban paradise won't be easy, but when life calls - everything is either a short stroll or quick zip in the car:

- 500m to John Paul College (7-minute walk)
- 650m to Goodstart ELC (9-minute walk)
- 800m to St Edward's Catholic Primary School (10-minute walk)
- 1km to Magellan Park/Playground (13-minute walk)
- 1km to Springwood Conservation Park (2-minute drive)
- 1.1km to Chatswood Hills State School (15-minute walk)
- 1.2km to Chatswood Central (15-minute walk or 4-minute drive)
- 1.2km to M1 onramp (2-minute drive)
- 2.2km to ALDI Springwood (4-minute drive)
- 2.4km to Mable Park State High School (4-minute drive)
- 3.4km to Springwood Mall (7-minute drive)
- 4.7km to Logan Hyperdome (7-minute drive)
- 24.3km to Brisbane CBD (21-minute drive)
- 57.5km to Gold Coast (54-minute drive)

This hidden gem is now firmly on the radar of buyers chasing acreage vibes, minus the maintenance.

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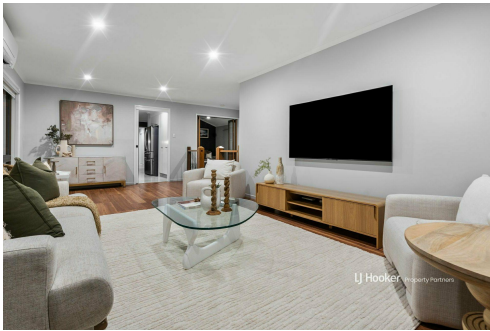
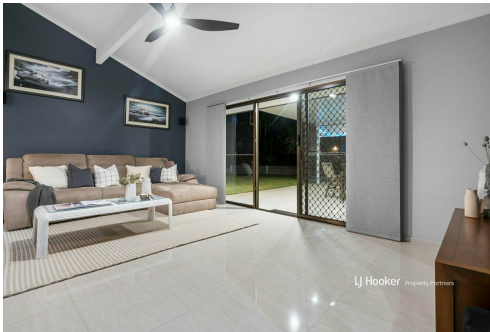
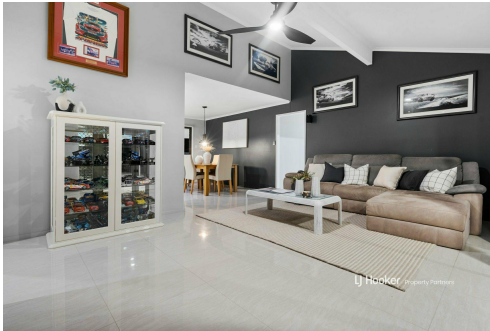
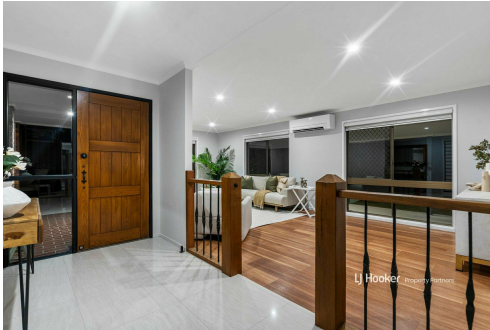
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More About this Property

Property ID	B2VQF4R
Property Type	House
Land Area	1447 m2
Including	Air Conditioning Toilets (2) Pool Spa Courtyard Deck Dishwasher Outdoor Entertaining Workshop Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels Solar Hot Water

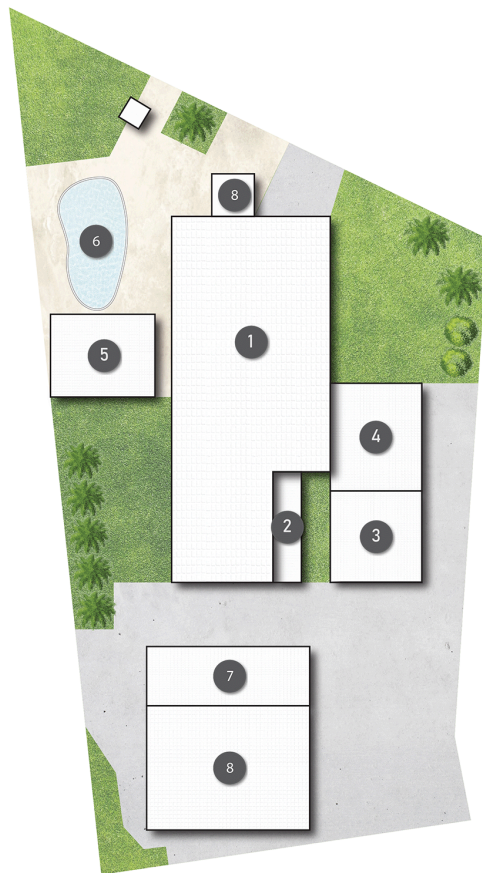
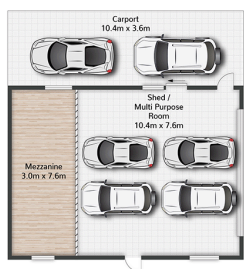
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- LEGEND**
- 1 RESIDENCE
 - 2 PORCH
 - 3 GARAGE
 - 4 PATIO
 - 5 OUTDOOR
 - 6 POOL
 - 7 CARPORT
 - 8 SHED



44 Coleman Crescent **SPRINGWOOD**

4 | 2 | 8 | 245m²

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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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