



5 Melinda Court, Springwood




## SOLD BY PRAGYA OJHA & THE GILLESPIE TEAM

As good as this three-bedroom brick highset looks at face value, lush lawn and leafy garden beds framing a quality double driveway, it's the extensively renovated timber-floored interior, multiple alfresco entertaining areas and backyard studio that will ultimately steal your heart.

### Highlights:

- /u8226? Premium stone-topped kitchen benches, tiled splashbacks, induction cooker & dishwasher
- /u8226? Luxe bathroom: twin basins, floating vanity, curved tub, frameless glass enclosed shower
- /u8226? Huge timber-decked covered balcony, games area below + a versatile studio with AC
- /u8226? Secure double garage + side garaging for a caravan or boat & sail-shaded driveway parks
- /u8226? Multiple split-system AC units & fans + 10kW of solar (multi-feed with a generator inlet)

Discerning renovations have elevated this highset to lofty new heights. Upstairs, solid timber flooring pays homage to the past, but everything else feels thoroughly modern - especially features like the floating

3  1  6 

### FOR SALE

Please Call

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 **LJ Hooker**

custom storage units framing the wall-mounted TV in the lounge and the stone benches, feature tile splashbacks and sparkling all-electric kitchen appliances!

The beautifully refurbished self-contained family bathroom now sports floor-to-ceiling tiling, a floating vanity with twin basins, frameless glass-enclosed shower and separate tub. For extra convenience, there's a second toilet right next door.

The sleeping wing sits at one end of the house, the three bedrooms all with BIRs, split-system AC & fans - one with another wall-mounted TV and floating storage cabinet.

Being in Queensland, you'll eat most meals and do the bulk of your entertaining outside on the super-sized fan-cooled timber deck that runs off the kitchen/meals area. There's enough room for a 10-person table if you wanted plus outdoor lounges where you can bunk down with mates and watch the game on another wall-mounted TV!

When the sun's shining, the kids can safely play under your watch on cushioned grass out front or in the backyard, which also has a cute timber cubby house. If it's too hot or raining, set up a table tennis or pool table on the concreted patio below the balcony.

In a value-add, the backyard also has an air-conditioned 33m<sup>2</sup> freestanding studio and, with 2 roller door entries, this could make a great tradie workshop, home gym, art studio or teen retreat. Under the house there's a small storage room as well as a 39m<sup>2</sup> area beside the double garage and laundry. You can also securely store a caravan or small boat next to the house in the bonus carport.

All this bang for your buck comes with an unbeatable walk-everywhere location. From this serene cul-de-sac it's a sub-15-minute stroll to zoned schools (Springwood Rd State School/Springwood State High), a park, vibrant Springwood Mall and the Bus Interchange to reach town. Take the car and you can extend your schooling options to include John Paul/Calvary Christian Colleges and be on your way into Brisbane or down to the Goldie via the Pacific Motorway in mere minutes!

Buy here and savour convenience and comfort in one of Springwood's most tightly held pockets.

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## MORE DETAILS

Property ID B410F4R  
Property Type House  
Land Area 655 m2  
Including Air Conditioning  
Toilets (2)  
Balcony  
Deck  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**Pragya Ojha 0430 103 034**

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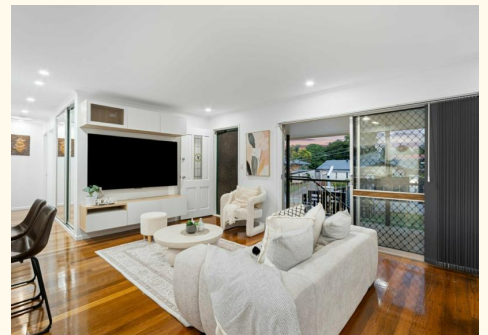
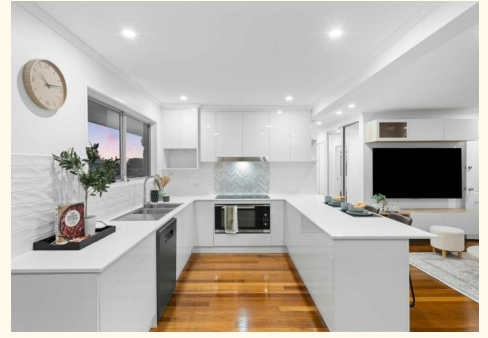
**Karl Gillespie 0411 599 850**

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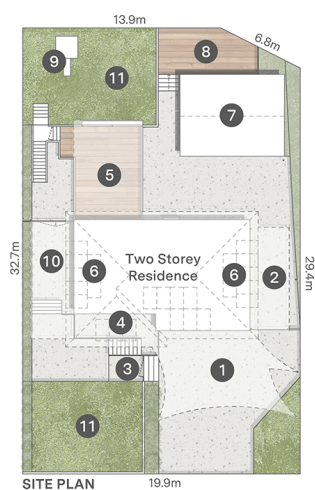
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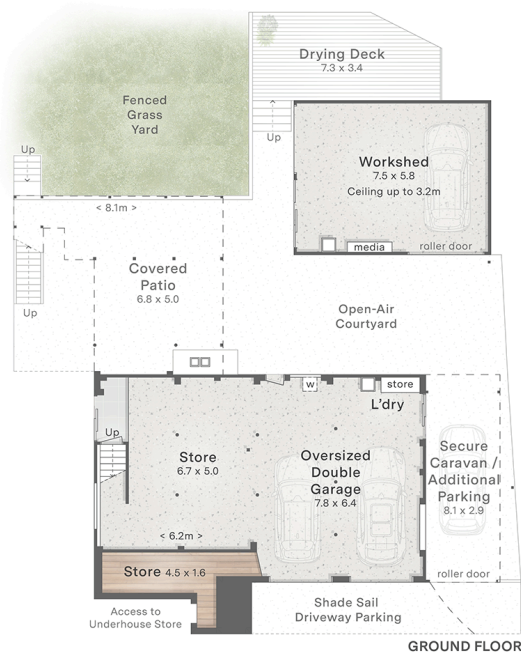


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- 1. Shade Sail Parking
- 2. Secure Caravan / Additional Parking
- 3. Entry Gate | 4. Entry Patio
- 5. Entertaining Deck | 6. PV Solar Panels
- 7. Workshed | 8. Drying Deck
- 9. Kids' Playground | 10. Covered Patio
- 11. Fenced Grass Yard



Melinda Court



5 Melinda Court Springwood

Internal 209m<sup>2</sup> | Balcony & Covered Externals 143m<sup>2</sup> | Caravan Parking 23m<sup>2</sup> | Workshed 46m<sup>2</sup>



- 655m<sup>2</sup> Land Size
- 3 Bed
- 4 Car + Shade Sail Parking
- 1 Bath + Powder

Total 398m<sup>2</sup>  
Drying Deck 23m<sup>2</sup>

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