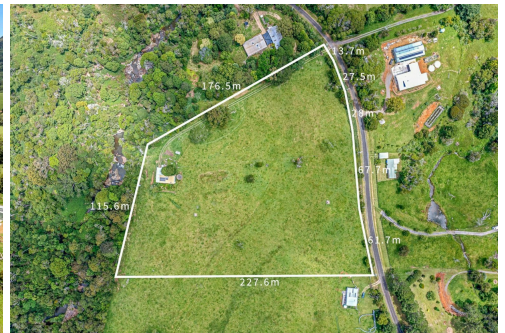


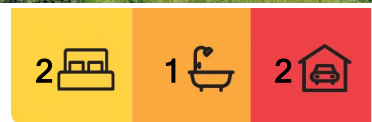


Springbrook, 62 Velvet Downs Road

7 Acre Meadow With Cottage Backing Onto Creek

Have you ever dreamed of owning your very own green pastures with a creek at the back? This home enjoys beautiful breezes, lush green grass, wide open spaces and a picturesque mountain backdrop. Located in a very quiet cul de sac, neighbouring similar acreage homes and with a view of cattle from the side boundary. From the house you can hear the sound of the bubbling creek on the rear boundary where the clean mountain spring runs into a delightful natural rock swimming hole.

The home itself and surrounding gardens need love and TLC, but would be great for a weekend camping abode or as a renovation project to a wonderful Air BnB or family home. So roll up your sleeves, bring the paintbrush and tool box and create your dream today! This lowset cottage has a double carport, kitchen/dining area, lounge space, 2 bedrooms, bathroom, a large laundry room and a sunroom/conservatory. Solar is connected to assist with your electricity and hot water bills.



For Sale
\$1,500,000

View
ljhooker.com.au/5G1TF41

Contact
Roelien Powell
0420 664 690
roelien@ljhgc.com.au



Disclaimer: 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 Nerang
(07) 5581 4422

So bring the horses, sheep, cattle or just the kids to enjoy this fabulous Springbrook retreat! The selling agent Roelien is a local mountain resident with a wealth of local knowledge who would be delighted to show you this property to see if this could be your next dream buy!

Springbrook Mountain offers fresh cool mountain air, bush walks, fantastic outlooks and numerous waterfalls. The Observatory, Crystal shop and famous Fudge Shop are all close by. Roadside stalls such as Echo Valley Farm sell organic produce and local groups such as the Men's Shed, dance, yoga, meditation, craft and gardening all offer a chance to join in the local community. Enjoy morning tea at Dancing Waters cafe or a burger and beer lunch at Springbrook Cafe and bar. There is a local junior school for around 35 students and school buses take the older student to many of the Gold Coast high schools, Woolworths can deliver your weekly groceries or you are just a 40 min drive to Nerang township for all your extended shopping and medical needs. Mudgeeraba village shopping area is only 25 mins away once the road re-opens after repair. The M1 motorway and train station access is approximately 40 mins away for easy commuting to Brisbane City and our fabulous Gold Coast surf beaches and airport are within a 40-minute reach.

Features include-

- 30,030m2 block (approx. 7.4 acres) of usable green pastures
- Plenty of room for your horses, cattle or market garden
- Council land to the rear boundary with running creek and natural rock pool
- Lowset cottage home (Built 1978, approx. 100m2 in size)
- Kitchen with sink, floor cabinets, benchtops, gas 4 burner cooktop, stainless steel extractor hood and vintage freestanding pantry cupboard
- Dining space and lounge room
- 2 bedrooms with wardrobe recess spaces
- Bathroom with shower, toilet and vanity
- Large laundry/utility room
- Conservatory/sunroom
- Double Colorbond carport with concrete base
- Power connected
- Solarhart for electricity and hot water
- Large concrete water tank
- Septic sewerage
- Low council rates
- No council water rates bill

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Amazing Results Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.



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More About this Property

Property ID	5G1TF41
Property Type	AcreageSemi-rural
Land Area	3 hectare

Roelien Powell 0420 664 690

Sales Specialist | L.R.E.A. | Independent Contractor | roelien@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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62 Velvet Downs Road, Springbrook

Internal: 77m² | Carport: 12m² | Total: 89m²

Roelien Powell
0420 664 690

 **LJ Hooker**

Plans shown are only indicative of layout. Dimensions are approximate.