



## Springbrook, 2 Boy-Ull Road

### Charming Double-Storey Cottage with Separate Studio - Rustic Retreat Near Springbrook National Park

Welcome to your own private hideaway among the treetops. This unique and rustic double-storey cottage offers warmth, character, and lifestyle in a truly magical setting. Nestled in a leafy pocket just a short stroll from Canyon Lookout and the breathtaking walking tracks of Springbrook National Park, this property delivers a peaceful mountain escape with rare versatility.

#### Main Cottage Features:

- Beautiful original timber beams throughout, showcasing timeless rustic charm
- Wraparound verandas perfect for enjoying morning coffee or afternoon breezes
- Centrally located fireplace in the kitchen that warms both floors, including the upstairs bedroom
- High ceilings and open-plan living
- Air conditioning in the living area for year-round comfort



**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.

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#### For Sale

Offers over \$745,000

#### View

By Appointment

#### Contact

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07 5530 6000



- Carpeted living room and bedroom upstairs for extra warmth and coziness
- Downstairs bathroom with shower-over-bath + separate laundry
- Hardwood floors in kitchen and hallways add to the authentic cottage feel
- Functional laundry with easy access to outdoor drying areas
- Professionally Built Studio (Approved as Shed):
- Open-plan studio layout with functional kitchenette and private bathroom
- Professionally installed electricity and plumbing by licensed trades
- Ideal for use as a guest suite, home office, creative studio, or rental income (STCA)
- Nestled privately on the block with separation from the main cottage
- Light-filled and peaceful-perfect for visitors or extended family
- Steel framed

#### Additional Features:

- Bitumen driveway leading to a covered carport
- Aviary and additional storage shed
- Surrounded by native trees, birdsong, and mountain air
- Short stroll to Canyon Lookout - iconic views just minutes away
- Direct access to Springbrook National Park - explore waterfall trails, rainforest walks, and scenic vistas
- Peaceful mountain lifestyle just a short drive to coast amenities
- 4,200 gallons (approximately 16,000 litres) water tanks with gutter guards
- This is more than just a home - it's a lifestyle. Whether you're seeking a serene personal retreat, a dual-living setup, or an investment opportunity in one of the Gold Coast hinterland's most spectacular - locations, this one-of-a-kind property delivers.

## More About this Property

Property ID	24J15
Property Type	House
Land Area	784 m2

#### Roelien Powell 0420 664 690

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