







22 Canyon Parade, Springbrook

Serene Hinterland Living with Dual-Living Potential

This charming retreat is set on a 708m² block atop the Canyon escarpment, where tranquil natural surroundings meet comfortable family living.

This thoughtfully renovated home offers three bedrooms [or two with an entertainment area], including a master suite with a built-in robe and private ensuite, plus a second bedroom also featuring a built-in robe. Adding flexibility, the separate granny flat includes its own bedroom with generous storage, ensuite, and kitchenette, ideal for extended family, guests, or potential dual living.

The home easily accommodates busy households. The main bathroom includes a bathtub, perfect for unwinding after a long day.

At the heart of the home is a well-equipped kitchen designed for both everyday meals and entertaining. It features easy-care cabinetry, ample bench space, a gas cooktop, large electric oven, dishwasher, and a dedicated microwave recess-ready for any culinary occasion.

Multiple living areas enhance functionality and comfort, including a living area, study nook and an open-plan lounge and dining space,

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FOR SALE
Offers Over $895,000

VIEW
Sun 15th Nov @ 12:00PM - 12:30PM

AGENTS

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Interested parties must rely solely on their own enquiries.

LJ Hooker

both warmed by slow-combustion fireplaces. A light-filled sunroom and covered alfresco area provide inviting spaces for year-round relaxation or entertaining.

A spacious, fully lined multipurpose room / shed adjoining the granny flat offers endless possibilities whether as an extension of the flat, a workshop, or an art studio.

Additional features include:

- Three well appointed bedrooms across the main home and granny flat
- Three bathrooms, including ensuite facilities and a main bathroom with bathtub
- Versatile granny flat with kitchenette and private amenities
- Multiple living zones with slow-combustion fireplaces
- Split-system air conditioning
- Oversized single garage with laundry and roller door
- Approx. 6kW solar power system
- 10kW solar battery system
- Security system installed
- Multiple water tanks with a combined capacity of approx. 30,000 litres
- " Established vegetable garden and chook pen
- " 708m² flat block with no neighbours directly opposite, offering peaceful canyon views

Set within the stunning surrounds of Springbrook, this property offers a relaxed lifestyle immersed in nature. Enjoy easy access to rainforest walking trails, a more private lookout at Rudders lookout, local cafés, and Springbrook State School. Despite its peaceful setting, you're just a 35–40 minute drive to Mudgeeraba Village and Robina, where you'll find major shopping, dining, medical facilities, and transport options.

This is a unique opportunity to secure a serene hinterland home with versatility, character, and room to make it your own.

Optional:

- potential to extend the granny flat into the large storage room in the back and include the current bedroom into a larger open plan living dining kitchen are that walks out onto a private patio (STCA)

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MORE DETAILS

Property ID	FBJ15
Property Type	House
Land Area	708 m2
Including	Ensuite
	Air Conditioning
	Fire Place
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Water Tank











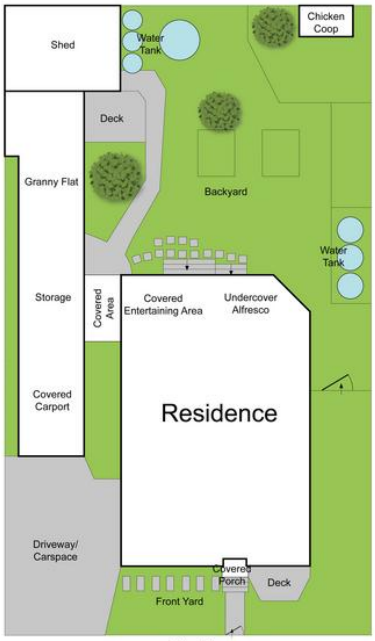
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Ground Floor



Site Plan

22 CANYON PARADE, SPRINGBROOK QLD 4213, AUSTRALIA

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Land Size: 708m² I Internal: 232m² I External: 43m² I Total: 275m²

Scale in meters. Indicative only. Dimensions are approximate.
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