

Springbrook, 23 Ee-Jung Road

Eco-Friendly Home on large block

Now this something we all need! A home with no water bills and no electricity bills! How? By having an Eco-friendly, Solar passive, self-sufficient home! One which has 2 water tanks (a total of 32,000 litre capacity) to catch the high rainfall in this mountain location and an architecturally designed home where all the large windows face north to keep you cool in summer and warm in winter as the sunshine is captured and linked to a superbly efficient 6.2KW Solar system. Currently this home has 3 people living here and they currently receive summer electricity rebates of around \$120 and winter bills of only around \$14. They hardly feel the need to use heating and cooling systems here! Come and see why! Many of the materials used inside the home are environmentally friendly such as recycled timbers and bricks which have been utilised to build doors, walls and benches.

Many of the properties in the rainforest of Springbrook Mountain are of older, timber construction, meaning they need ongoing TLC, but this home is styled with fully insulated maintenance-free Colorbond. Why go through the hassle of building new when this home



For Sale
Please Call

View
ljhooker.com.au/1BJ15

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presents like a show home as it's only 3 years old!

Located on a large 3,224 M2 block you have the benefit of 2 street frontages. You can drive in your front driveway on Ee-Jung Road but also stroll through your garden, over the stone walkway bridge, past your very own running creek with its own small waterfall and take the rear entrance out onto Banksia Road. From here, it's just a short stroll to Canyon Lookout where you can enjoy panoramic views across the rainforest treetops to the waterfalls and the Gold Coast skyline. This is where you can also discover the start of the Canyon Circuit hiking trail which takes you right down to Twin Falls waterfalls.

If privacy is what you are looking for, you will find it right here, in this quiet cul de sac, surrounded by so many native trees that you will feel like you have the whole mountain to yourself! Being self-sufficient also means living off the land and here you will find a super large, fully stocked vegetable garden, a 2M x 3M garden shed and over 50 fruit trees. There is a commercial grade kitchen where the current owner bakes artisan breads to sell to the locals which you could be re-registered in the new owners' names. If you feel you need more living space, you will be delighted to know that the rear timber entertaining deck has been engineered to be enclosed at your desire to provide you with space for an extra family rumpus area/dining room.

You can relax here and enjoy the stunning green rainforest surroundings and absolute privacy as well as regular visits from the beautiful wildlife including kookaburras, lorikeets, king parrots, possums, bush turkeys and pademelons (small like kangaroos).

Features include:

- * 2019 built highset pole home with timber frame, a concrete slab, steel piers, fibro-cement clad exterior with Colorbond roof and Colorbond feature external walls.
- * Fully insulated floors, walls and ceilings

First floor:

- * Lounge room with high 2.7m ceiling, fire place and sliding glass stacker doors leading to rear deck
- * Commercial approved kitchen with 2.7m high ceiling, freestanding Smeg stainless steel electric oven with gas cooktop, Bosch stainless steel dishwasher, laminated pine benchtop with sink and breakfast bar, floor storage cupboards, stainless steel food prep bench, tiled floor, exposed recycled brickwork feature wall, recycled hardwood timber shelving
- * Master bedroom with painted timber feature wall, built in wardrobes, storage areas and built-in study desk, large picture window overlooking rear garden
- * 2nd double bedroom on first floor with large picture window overlooking rear garden
- * Beautiful re-cycled brush box timber flooring
- * Security screens, Fly screens and window locks
- * Luxury family bathroom with feature recycled timber sliding barn door, freestanding bath, frameless shower, dual flush toilet, floor to ceiling tiling, floor cupboards with stylish tiled benchtop, space for washing machine under and tiled floor
- * Large timber deck overlooking rear garden (engineered to be enclosed into a dining/ rumpus room if needed)

Ground floor:

- * 3rd bedroom/work from home office space
- * Hybrid spotted gum timber flooring



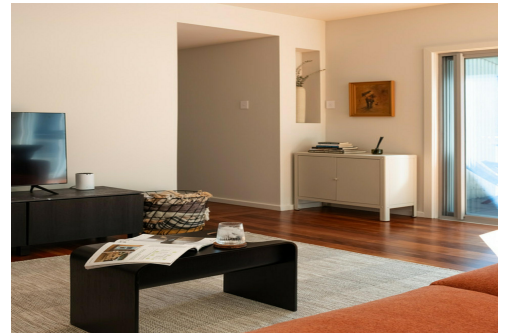
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- * Reverse cycle air conditioner (as this one room does face south at the front of the house)
- * En-suite with frameless shower, vanity basin and dual flush toilet

Outside:

- * Generous 3,224m2 block (well over 3/4 of an acre)
- * 2 Road access via both Ee Jung Road and Banksia Road
- * Your own summer creek, walking track, stone bridge walkway and small waterfall
- * 3 stage UV water filtration system for the whole house
- * Gas instant hot water
- * 6.2Kw Solar electricity
- * 22,500 litre rainwater tank + 10,000 Litre rainwater tank for the gardens
- * Various fruit trees, large vegetable gardens patch ready to be replanted
- * Fully fenced lawned areas for kids and pets to safely run and play
- * Good drainage installed across the driveway
- * Double carport and extra driveway parking space
- * Extra storage space under the house



More About this Property

Property ID	1BJ15
Property Type	House
Land Area	3224 m2
Including	Balcony Dishwasher

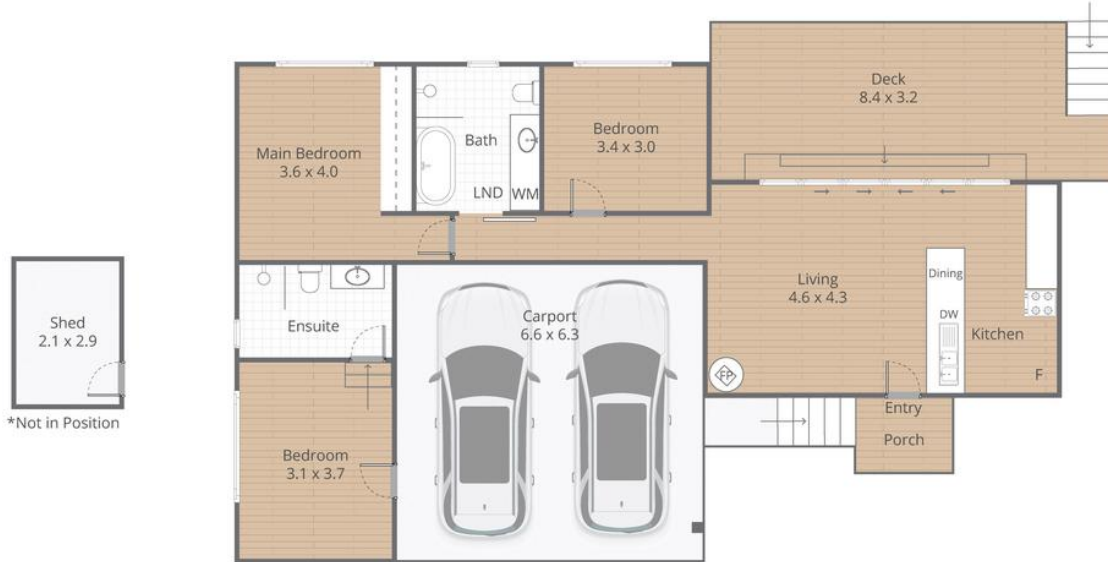
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Internal: 95m² | External: 28m² | Carport: 41m² | Total: 164m²

*Floorplan is for illustrative purposes only. Dimensions are approximate. Provided by michaelmcqueen.com.au



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