



Springbrook, 2317 Springbrook Road

Modern open plan family home

This stunning 4-bedroom, 2-bathroom family home, built in 2008, is deceptively spacious and offers the perfect blend of modern design, practicality, and lifestyle. From the moment you step through the wide entrance, you'll be impressed by its thoughtful layout, high-quality finishes, and abundance of space for living and entertaining.

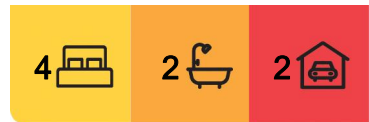
Key Features:

Interior:

- *Ultra-modern kitchen: Stainless steel appliances, freestanding Blanco gas stove, and a contemporary design ideal for family meals or entertaining.
- *Open-plan living and dining area: Feature air conditioning for year-round comfort.
- *Bedrooms: 4 large bedrooms, all equipped with ceiling fans and built-in robes for storage.
- *Master suite: Includes a walk-in robe and a stylish en-suite for privacy and convenience.
- *Flooring: Easy-to-maintain tiles and laminated flooring throughout the home.



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.



For Sale
Offers Over \$800,000

View
ljhooker.com.au/5GHJF41

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- *Wide entrance: Welcoming and practical, with extra storage space.
- *Bathrooms: Modern and well-appointed, with contemporary finishes.
- *Laundry: Functional space with direct external access for added convenience.

Exterior:

- *Entertainment patio: A covered area seamlessly connected to the dining space, overlooking the backyard-perfect for hosting gatherings.
- *Double lock-up garage: Includes remote control access and a concrete slab in front that could be converted to additional undercover parking.
- *Backyard: Fully fenced with open views over the primary school grounds, a garden shed, and a pergola for outdoor relaxation.

Eco-friendly and Practical Features:

- *Steel-framed construction for durability.
- *Gas hot water allowing for instantaneous hot water.
- *Solar power 22 panels with inverter for energy efficiency.
- *Modern Taylex septic system for reliable wastewater management.
- *44,000-litre underground water tank for sustainable water use. Recently cleaned and with filtration system installed

Additional Highlights:

- *Low-maintenance front garden with beautiful landscaping.
- *Centrally located with a short walk to the primary school and high school bus stop.
- *Just 25 minutes to Mudgeeraba and Robina Town Centre, and approximately 50 minutes to Coolangatta Airport.

This home offers a fantastic lifestyle in Springbrook, combining peaceful living with convenient access to the Gold Coast's amenities. Whether you're looking for a family-friendly haven or a retreat from city life, this property ticks all the boxes.

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.

More About this Property

Property ID	5GHJF41
Property Type	House
Land Area	708 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

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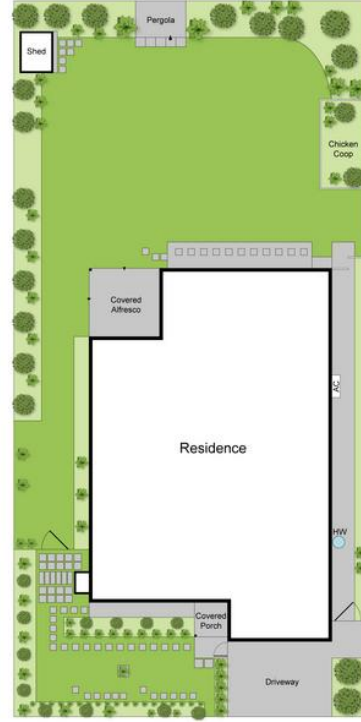


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GROUND FLOOR



SITE PLAN

2317 SPRINGBROOK ROAD, SPRINGBROOK

4 2 2

Internal: 256m² | External: 27m² | Total: 283m²

Scale in meters. Indicative only. Dimensions are approximate.
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