



Springbrook, 2361-2363 Springbrook Road

Grand Colonial Home with Dual Titles and Endless Potential

Property Overview:

Discover the perfect blend of classic charm and modern convenience in this grand colonial home, set on a sprawling 1,376 m² lot divided into two titles. With ample space, versatile living areas, and unique features, this property offers endless possibilities for families, investors, and those seeking a spacious, adaptable home.

Key Features:

- Total Area: 1,376 m² across two titles
- Bedrooms: 5 generously sized bedrooms and a study
- Bathrooms: 2 modern bathrooms
- Toilets: 2 separate toilets for added convenience



For Sale
\$900,000

View
ljhooker.com.au/5FVVF41

Contact
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LJ Hooker Nerang
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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.

Interior Highlights:

- Living Area: The inviting living space features a cozy fireplace, perfect for family gatherings and relaxing evenings. Ceiling fans are installed throughout to ensure comfort in all seasons.
- Kitchen and Dining: A fully equipped kitchen flows seamlessly into the open-plan dining area, creating an ideal space for entertaining and family meals.
- Ensuite: The master suite includes a luxurious ensuite bathroom with double basins, offering a touch of elegance and practicality.
- Wooden Floors: Beautiful wooden floors enhance the colonial charm and provide a warm, welcoming ambiance.

Convertible Spaces:

- Downstairs: Featuring 2 bedrooms, a rumpus room, laundry, and toilet, the downstairs area is ripe for conversion into a separate unit, perfect for guests, extended family, or rental income.
- Upstairs: The upper level houses 3 bedrooms and a study that can easily be converted into an additional bedroom, accommodating the growing family or providing a dedicated workspace.
- Main Bathroom: A well-appointed main bathroom with a separate toilet ensures convenience for family and guests.

Exterior Features:

- Garaging: Secure garaging for 2 cars, providing ample storage and protection for your vehicles.
- Workspace: A large undercover workspace is ideal for DIY projects, hobbies, or additional storage.

Aerial and Surrounding Views:

- The aerial view clearly marks the property boundaries, showcasing the expansive lot and the layout of the house and surrounding yard. Mature trees and landscaped gardens provide a serene and private outdoor space. The corner position with its commercial zoning creates endless possibilities

Location and Lifestyle:

- Situated in a small hinterland neighborhood, this property offers easy access to the Gold Coast with a primary schools and National Parks on your doorsteps, while there is a bus to some high schools on the Gold Coast. Enjoy the best of both worlds with a tranquil suburban setting and the convenience of nearby city facilities.

Potential:

- With commercial zoning, the possibilities are endless
- With its versatile layout and dual titles, this property presents a unique opportunity for customization and expansion. Whether you envision a multi-generational home, a rental income property, or simply a spacious family residence, building an additional dwelling or business on the second lot, selling the second lot....the possibilities are endless.

Don't miss out on this rare opportunity to own a piece of colonial elegance with commercial possibilities, modern comforts and exceptional potential. Contact us today to arrange a viewing and explore all that this remarkable property has to offer!



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More About this Property

Property ID	5FVVF41
Property Type	House
Land Area	1376 m ²
Including	Air Conditioning

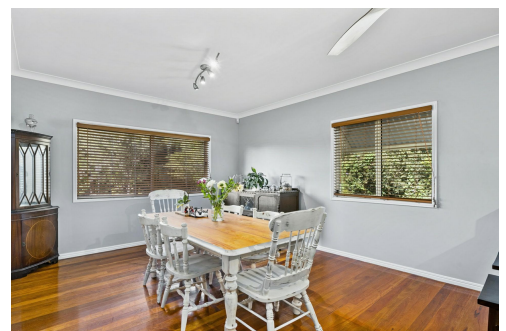
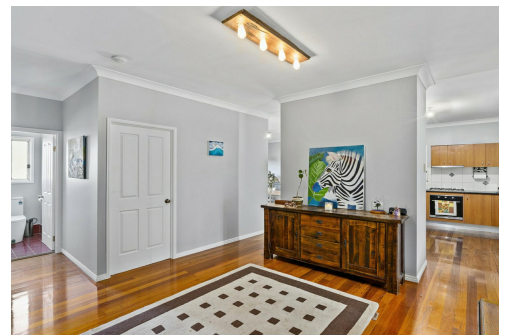
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