



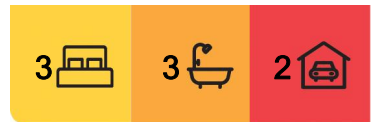
## Springbrook, 25 Forestry Road

Modern dual occupancy home

This modern unique home is designed to harmonize with the Springbrook environment, providing a luxurious escape from modern life's pressures. The house has large windows that allows the outside in and features two fully self-contained levels. Upstairs, there are two bedrooms, two bathrooms, a media/rumpus room, and an open-plan kitchen, lounge, and dining area that leads to an entertainment deck. Downstairs, a large master bedroom with an en-suite is complemented by an open-plan wet bar dining area, upgraded to a full kitchen. The large laundry is located downstairs with internal and external access, featuring a spacious walk-in cupboard perfect for an Airbnb setup or additional storage. There is a fireplace for those cozy winter nights as well as a reverse cycle air-conditioner.

The grounds are fully fenced and grassed, ideal for kids and pets. The property offers one undercover car park and another off-street car park.

Ideally situated in the Springbrook village area, it's within walking distance of Purlingbrook Falls, walking trails, and cafes. The home offers versatile opportunities: it can continue as



**For Sale**  
Offers Over \$995,000

**View**  
[ljhooker.com.au/5G3JF41](https://l.jh.com.au/5G3JF41)

**Contact**  
**Roelien Powell**  
0420 664 690  
[roelien@ljhg.com.au](mailto:roelien@ljhg.com.au)



**LJ Hooker Nerang**  
**(07) 5581 4422**

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short-term accommodation, with zoning that allows for it, or serve as a family home with the option to rent out the downstairs for additional income or accommodate extended family.

Key features:

Upstairs:

- \*2 bedrooms with ceiling fans
- \*2 bathrooms
- \*Family room
- \*Open plan living, dining, kitchen
- \*Kitchen with gas cooktop and dishwasher
- \*Fireplace in living room
- \*Air conditioning
- \*Entertainment deck
- \*Seperate entrance

Downstairs:

- \*1 bedroom with ceiling fan
- \*1 bathroom
- \*Open plan living, dining, kitchen
- \*Deck walking onto back yard
- \*Own entrance

Other:

- \*Large laundry with internal access from downstairs and external access
- \*Walk in linen cupboard in laundry ideal for running an Airbnb
- \*Walk in walk out furniture and Airbnb business available
- \*Single carport
- \*Extra off street parking
- \*Fully enclosed yard
- \*Fire pit area in front yard

Phone to book for a private inspection.

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.



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## More About this Property

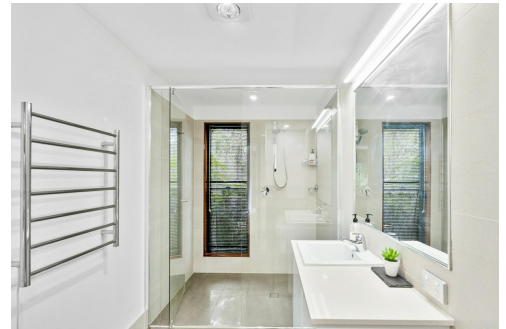
<b>Property ID</b>	5G3JF41
<b>Property Type</b>	House
<b>Land Area</b>	809 m <sup>2</sup>
<b>Including</b>	Air Conditioning Outdoor Entertaining Built-in-Robes

**Roelien Powell 0420 664 690**

Sales Specialist | L.R.E.A. | Independent Contractor | [roelien@ljhg.com.au](mailto:roelien@ljhg.com.au)

**LJ Hooker Nerang (07) 5581 4422**

2-4 New Street, NERANG QLD 4211  
[nerang.ljhooker.com.au](http://nerang.ljhooker.com.au) | [nerang@ljhg.com.au](mailto:nerang@ljhg.com.au)



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Rolien Powell  
0420 664 690

25 Forestry Road, Springbrook  
Internal: 124 m<sup>2</sup> | External: 143 m<sup>2</sup>  
Approx Total: 267 m<sup>2</sup>

Plans shown are only indicative of layout. Dimensions are approximate.



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