



Sold



6 Canyon Parade, Springbrook

3 1 4

Tranquil Bushland Retreat with Business Opportunity —Steps from Canyon Lookout

FOR SALE
Offers over \$875,000

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AGENCY
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The best bush walking tracks right at your front door. Walk out the gate, across the road, and you are right at the breathtaking Canyon Lookout with spectacular views of the Gold Coast and waterfalls. Then you have the choice a long bushwalk 17km return or 4km return, or just sit and take in the peace of the Canyon.

A very comfortable 3 bedroom home, with a choice of a central combustion heater that heats the open plan living area in winter or reverse cycle air conditioning for all seasons. This property has a wide corner frontage, tastefully landscaped with established tree ferns and bird's nest ferns. Satin bower birds are daily visitors in the backyard.

A school bus in the next street leaves daily to Gold Coast high schools, with a primary school in the Purlingbrook village area. It is also in the Township/Commercial precinct on the Gold Coast City interactive plan and therefore STCA (Subject to Council Approval), you could run a business from here.

Features: -

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.



- One of the most sort after positions at "The Canyon"
- Location, location, location
- 3 Bedroom Colonial style home
- Bathroom with inter-leading door through main walk-in robe, separate toilet
- Open plan kitchen, living, dining with outdoor patio and verandah
- Combustion oven with plates and reverse cycled air-conditioning
- Separate laundry with direct access to backyard
- Security screens throughout
- " 2 storey shed with studio/office at the top level
- " Air conditioned Studio/ Office at top with Workshop/Garage/Shop (STCA) —relocate or start a business from home.
- New pump and water filtration system
- New roof and fireplace recently installed
- Smack bang in the middle of WORLD HERITAGE Springbrook National Park.
- Birds, wildlife, serenity, tranquillity, peace, fresh air and beautiful rain.
- Nature at your doorstep.
- Undercover garage spaces, with a very high ceiling and remote controlled roller door
- Shade sail parking for two vehicles.
- Open space off street parking for another three vehicles.
- Low maintenance landscaped gardens.
- Garden shed storage.
- Verandas even the birds enjoy.
- Fully fenced 6 foot fence and security gated property.
- Dog friendly and secure.
- Rainforest walks at your doorstep.

MORE DETAILS

Property ID	9KJ15
Property Type	House
Land Area	797 m2
Including	Toilets (1)

Roelien Powell 0420 664 690

Principal Licensee / Sales Specialist | roelien@ljhgcp.com.au

Jessica Powell

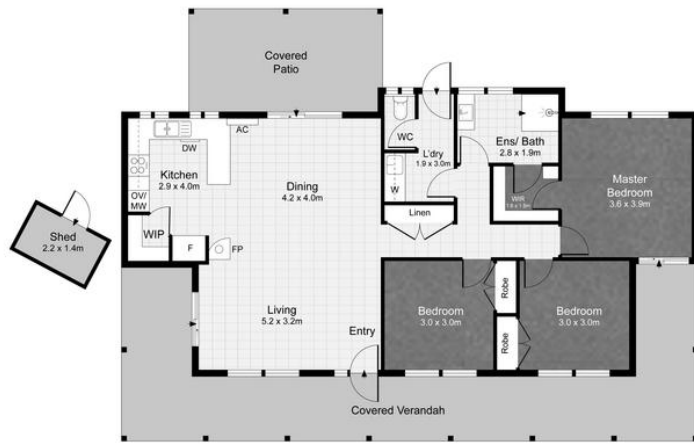
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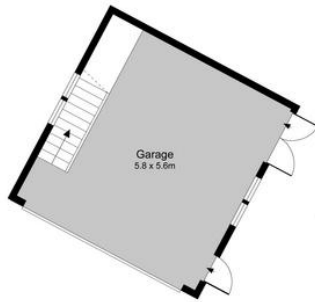
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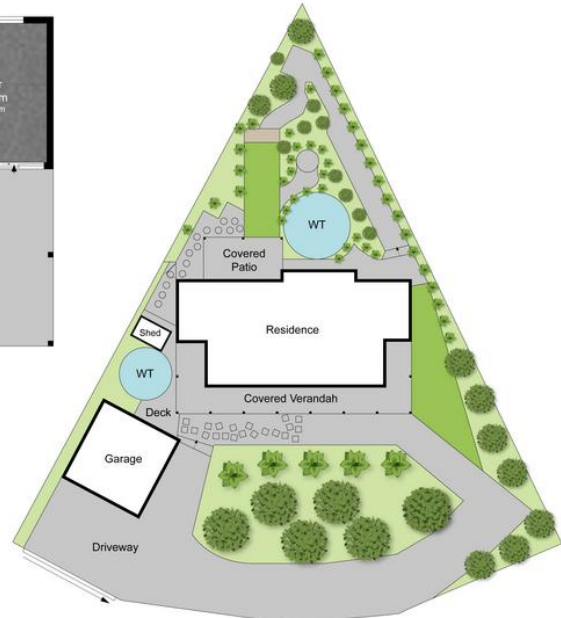
GROUND FLOOR



GROUND FLOOR



UPPER FLOOR



SITE PLAN



6 CANYON PARADE, SPRINGBROOK

 3  1  2

Internal: 170m² | External: 63m² | Total: 233m²

Scale in meters. Indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.