



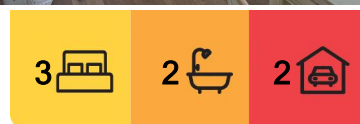
Springbrook, 7 Forestry Road

Colonial Style Home with Modern Comforts

Located in the serene surroundings of Springbrook, this colonial-style residence seamlessly combines classic charm with contemporary convenience. Constructed in 2009, this home offers a unique blend of old-world elegance and modern amenities.

Key Features:

- *Spacious Living Area: The generous lounge features raked ceilings and a gas fireplace connection, leading to a large front veranda, perfect for relaxation.
- *Open Plan Kitchen and Dining: The kitchen boasts a gas stove and dishwasher, flowing into the dining area and onto a sizable back veranda, ideal for outdoor dining.
- *Bedrooms: Three ample bedrooms with built-in cupboards, two of which have access to the veranda. A study provides flexibility for a potential fourth bedroom.
- *Bathrooms: Enjoy the convenience of a full en-suite in the master bedroom and a second full family bathroom.
- *Additional Features: Practical amenities include a separate laundry, air-conditioning, and



For Sale
Offers Over \$790,000

View
ljhooker.com.au/5FV4F41

Contact
Roelien Powell
0420 664 690
roelien@ljhgc.com.au



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ceiling fans throughout. Double glazed windows ensure comfort, while wooden-look flooring adds a touch of elegance. Fully insulated for year-round comfort.

Exterior and Utilities:

- *Garage and Parking: A remote-controlled 2.5-size garage provides secure parking, supplemented by space for up to three cars in the yard.
- *Yard and Garden: The flat, grassed backyard with lots of potential for a veggie garden.
- *Utilities: Stay self-sufficient with two large water tanks, a gas hot water system, and an enviro cycle waste management system.

Location and Community:

- *Proximity to Amenities: Nearby attractions include Purlingbrook Falls, cafes, and a primary school. Regular deliveries from Woolworths add convenience.
- *Community Services: Essential services such as first response ambulance, SES, and Rural Fire services are available. Community activities include craft groups and men's shed.
- *Education: Access quality education with a local primary school and bus service to secondary schools on the Coast.
- *Nearby Towns and Cities: Mudgeeraba is a short 25-minute drive away, with Robina Town Centre nearby. Gold Coast Airport is 50 minutes away, and Brisbane Airport is within 90 minutes' reach.

Climate:

Enjoy a comfortable climate year-round, with Springbrook typically 5-7 degrees cooler than the Gold Coast.

This well-maintained home offers a perfect blend of classic charm and modern comfort, set in a tranquil community. Ideal for those seeking a relaxed lifestyle with access to essential amenities.

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 | 5FV4F41 |
| Property Type | House |
| Land Area | 809 m ² |
| Including | Study Air Conditioning Built-in-Robes |

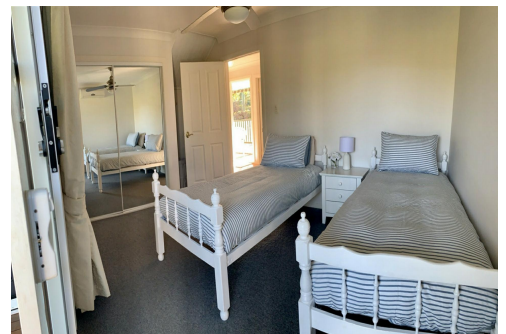
Roelien Powell 0420 664 690

Sales Specialist | L.R.E.A. | Independent Contractor | roelien@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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