

Springbrook, 8 Canyon Parade

Historic Character Home In Gold Coast Hinterland of Springbrook, Overlooking The Canyon Lookout

Full of the charm of yesteryear but beautifully preserved and refurbished, this gorgeous mountain home has a wonderful history, known previously as 'Rosellas' bed & breakfast, then 'The Sitting Room' cafe. With no heritage listing on the property, you can let your imagination make your dreams come true right here, whether it be as a loving family home or re-established as a prosperous business venture.

Bursting with character, this 1930's built, 291m², two level home sits on just under a quarter of an acre (904m²) and enjoys an upstairs master suite with bathroom, kitchen, living areas, fireplace, verandah and enough space to make a second bedroom.

Downstairs offers 3 queen bedrooms, each with an ensuite and kitchenette, a 5th

5

5

6

For Sale

\$895,000

View

ljhooker.com.au/57DNF41

Contact

Roelien Powell

0420 664 690

roelien@ljhgc.com.au



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.

LJ Hooker Nerang
(07) 5581 4422

bedroom with vanity, toilet and shower, 4 split system air conditioners and an external storeroom/laundry.

The attractive cottage gardens enjoy plentiful native and heritage plants, barbecue and parking for 6 vehicles. Extras include 2 large rainwater tanks, solar hot water and water filtration system.

Located just steps away from the famous Canyon Lookout, where you can enjoy the panoramic views across the surrounding rainforest, waterfalls and along the stunning Gold Coast skyline from Stradbroke to Coolangatta. Hikers love this location as it is also the entrance to the fabulous walking trails of Warrie and Twin Falls circuits.

Springbrook Mountain awaits, offering you a peaceful lifestyle in the hinterland of the Gold Coast where you can breathe in the fresh mountain air of the green rainforest and quietly relax away from the hustle and bustle of the city. Wrap yourself in nature as local visitors include lorikeets, king parrots, possums, bush turkeys and pademelons (small type kangaroos). There are community groups to join such as gardening, yoga, meditation, arts and crafts, the Men's Shed and many more! Springbrook has a junior school and buses to take the older students down to many of the high schools. There are many roadside stalls to purchase your organic goods, a community hall, observatory, tennis courts, children's playground, cafes and a pub. Woolworths will even deliver your groceries, or you are just a 25 min drive to Mudgeeraba Village township (once road re-opens) or 35 mins to Nerang town centre, railway station and M1 motorway entrance. The famous Gold Coast surf beaches or Coolangatta airport can be reached within around 40 mins.

Features include-

1930 built, 291m2, two level home (non heritage listed)

904m2 block

5 Bedrooms

5 Bathrooms

1 Kitchens

3 Kitchenettes

Laundry/storeroom

Various living areas on both levels

Open fireplace

Split system air conditioners

6 Car parking spaces

Attractive gardens with barbecue

4M x 4M Raised entertaining deck

2 x 22,000L Water Tanks (no council water rates bill!) Ultraviolet

Water Filtration system Solar hot water Bio-cycle sewerage system

Solar Hot water

Auxiliary generator connection point with 2 Honda inverter generators - Output of 3.2 kVA

Located opposite Canyon Lookout and entrance to hiking trails

Stunning rainforest location



LJ Hooker Nerang
(07) 5581 4422

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.

More About this Property

Property ID 57DNF41

Property Type House

Land Area 904 m²

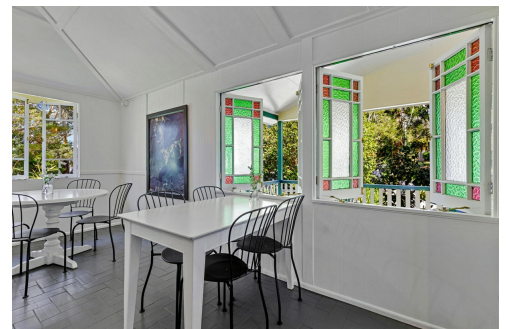
Roelien Powell

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



LJ Hooker Nerang
(07) 5581 4422

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.



- LEGEND**
- 1. Parking Bay | 2. Shed
 - 3. Garden Deck (4.1 x 3.6) | 4. Open-Air Terrace
 - 5. Entry Deck | 6. Tanks



ROSELLAS BED & BREAKFAST

8 Canyon Parade SPRINGBROOK

904m²

4 Bed

4 Bath + 2 Powder

Internal 274m² | Entry Deck 17m² | Total 291m² or 31 Squares
Underhouse Store 38m²

LJ Hooker Solutions Gold Coast

Roelien Powell
0420 664 690

This is not a legal document therefore all measurements and information provided is subject to survey. No permission is given to use or alter this Floor Plan without the consent of Pure Design Concepts. The overall presentation style, layout, imagery, fonts, background colours and terminology has been originally created by PDC and is subject to strict copyright. No ownership is taken of building design. Find out more at puredesignconcepts.com.au

puredesign plans for purpose