

# 2361-2363 Springbrook Road, Springbrook, Qld 4213

**LJ Hooker**  
Solutions Gold Coast

## House For Sale

Thursday, 13 June 2024

2361-2363 Springbrook Road, Springbrook, Qld 4213

**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 3**

**Area: 1376 m2**

**Type: House**



Roelien Powell  
0755814422

## Expressions of Interest

**Property Overview:** Discover the perfect blend of classic charm and modern convenience in this grand colonial home, set on a sprawling 1,376 m<sup>2</sup> 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 m<sup>2</sup> across two titles
- **Bedrooms:** 5 generously sized bedrooms and a study
- **Bathrooms:** 2 modern bathrooms
- **Toilets:** 2 separate toilets for added convenience

**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! This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality.