

**3 Boy-ull Road, Springbrook, Qld 4213**

**Residential Land For Sale**

Thursday, 6 June 2024

**LJ Hooker**  
Solutions Gold Coast

3 Boy-ull Road, Springbrook, Qld 4213

Area: 860 m2

Type: Residential Land



Roelien Powell  
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## Offers Over \$390,000

Most of the groundwork is already in place. This 860sqm block is partially fenced, with a well-constructed industrial sized shed (that could easily be converted into a home or business), complete landscaping, pond, driveway and plenty of space to build your dream home. Surrounded by an abundance of native animals and bird life (including parrots who love to be hand fed), you will enjoy complete tranquility and the very best that nature has to offer! Situated only meters from the world famous, Heritage-listed canyon look out and only a short stroll from the spectacular Twin Falls and other popular walking tracks, this is prime mountain real estate. Despite the privacy and tranquillity, you are only a short drive to local businesses including cafes, a bar and corner store. Enjoy a scenic 25-minute commute to the bottom of the mountain - with two different roads leading directly to Mudgeeraba or Nerang - with no traffic lights! In its previous life, this property housed the commercially successful "Fox's Den" restaurant and "Peaky Grindarz" coffee van business and is still commercially zoned providing plenty of different opportunities. Enjoy a peaceful rainforest getaway, start your own successful business (there are tourists-a-plenty on the weekends and holidays), run a sought-after Air B'n'B with minimal competition or simply grab an affordable parcel of land in close proximity to the bustling Gold Coast - without the traffic!

Key features:

- 860 sqm level block
- Township / Commercially zoned
- Water tank
- 6m x 9m colourbond shed with 2 x manual roller doors
- Gravel driveway
- Fully landscaped
- Pond
- Plenty of room to build an additional structure
- Power to the site
- Partially fenced
- Very private
- Ready to build your dream home, weekender, business, or investment property
- Room for container or tiny homes
- Access to beautiful walking trails and waterfalls

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