

2361-2363 Springbrook Rd, Springbrook, QLD 4213

Sold - 6/12/2024

House 5 2 3



## Grand Colonial Home with Dual Titles and Endless Potential

### 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.

### Open for Inspection

By Appointment.

### 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.

### Listed By

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