

24 Canyon Pde, Springbrook, QLD 4213**Sold - \$325,000**

Residential Land

**More scarce than hen's teeth!**

Situated in a prime position on Canyon Parade, directly over the road from Springbrook National Park's Canyon escarpment, is this flat 708 m2 flat vacant block. Very hard to find!!

There is only one larger tree on this block, with some other ornamental garden species as well, so clearing to build should not be too problematic here.

There is currently no power connected however, cables pass the front of the block. And as Springbrook does not have town water or sewer connections, you will require your own water tank & septic treatment plant - and then you're set.

Located in the village of Springbrook - part of the World Heritage National Park in the Gold Coast Hinterland of South East Queensland, it is only a couple of minutes walk from here to the Canyon Lookout with access to the national park walks & the local coffee shop "The Sitting Room". Springbrook State Primary School is only a 5 minute drive away and a school bus service is available for the older kids to commute to the schools down the mountain. Mudgeeraba and Nerang are just a 35 minute drive away, depending on your preference, as is the major shopping, medical & business hub of Robina Town Centre.

To explore all that Springbrook has to offer, copy and paste this link: <https://www.mfn.com.au/suburb-profile/1693/springbrook>.

Disclaimer:

In preparing this information, we have used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective buyers should make their own enquiries to verify the information contained herein.

COVID-19:

Please note that we have been required to make some changes to our inspection processes as we continue to adhere to COVID-19 regulations.

Please maintain social distancing (at least 1.5 m) from anyone else attending the inspection, including the First National Mudgeeraba Agent.

Listed By

Murray Duthie
Phone: (07) 5525 2866
Mobile: 0438 810 736

