

# 43 Honeywood Court, Samford Valley

CHARMING MODERN QUEENSLANDER - A PRIVATE SANCTUARY WITH MOUNTAIN VIEWS

Contact Agent

7 bed

2 bath

4 car

6000 m<sup>2</sup>



## THE HOME

- **Build:** High-set Garth Chapman Queenslander, built in 1994, with extensions added in 2005
- **Kitchen:** Featuring an electric oven, gas cooktop with pressed tin splash back, dishwasher, island bench, walk-in pantry, and plumbing to the fridge.
- **Flooring:** Hardwood timber floors throughout the hallways and kitchen, with carpet in the main living area, and tiles in the dining space, bathrooms, and throughout the lower level.
- **Master bedroom:** Hardwood timber floors, timber sash windows, French doors leading to the deck, 4 built-in cupboards (one with a mirror), curtains on windows and doors, ensuite with shower, basin, and toilet.
- **Bedrooms:** An additional 3 bedrooms on the western side with French doors leading to the deck, Hardwood timber floors, and 2 built-in cupboards (each with mirrors) 2 bedrooms on the northern side and 1 on the northwestern side, with aluminum sash windows, carpeted floors, and built-in cupboards.
- **Living Areas:** The home includes an open-plan living area upstairs, additional living spaces downstairs, and an additional media room.
- **Dining:** Formal dining area open to the kitchen and main living with ample light through numerous double hung sash windows.
- **Outdoor Entertaining:** Two large undercover decks—one south-facing and the other a west-facing wrap-around verandah with a dual access staircases leading to the entrance of the home.
- **Ceiling Heights:** The ceiling heights are 8'10" (2.5 meters) upstairs and 7'3" (2.2 meters) downstairs.
- **Bathrooms:** The master ensuite has a shower, basin, and toilet, the family bathroom includes a clawfoot bath, shower, basin, and separate toilet, with an additional toilet and basin downstairs.
- **Laundry:** The downstairs laundry offers external access, ample folding space, room for a fridge and freezer, built-in cabinet and tub.
- **Garage and Parking:** There is a double garage with remote control, 2 additional parking spaces under the house, and space for a ride-on lawn mower along with ample undercroft storage.



















## THE LAND

- **Land:** 6,000 square meters of fully fenced yard, suitable for large dogs.
- **Wildlife:** Home to a wide variety of native wildlife, including wallabies, lorikeets, kookaburras, and black cockatoos.
- **Views:** Surrounded by mountains and bushland, with stunning sunsets over Mt. O'Reilly.
- **Gardens:** Established trees and gardens create a private, botanical garden atmosphere.



## THE INFRASTRUCTURE

- **Waste Treatment:** Bio-cycle system irrigating part of the lawn, maintained by Super Treat Samford.
- **Security:** Key lock windows and deadbolts on doors.
- **Water:** Town water supply with no additional tank or dam.
- **Pool:** Large in-ground fiberglass salt water pool with a freestanding fence separate from the house.



House Mountain  
Brian Burke Reserve

Samford Village  
5 min drive



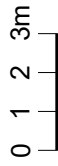
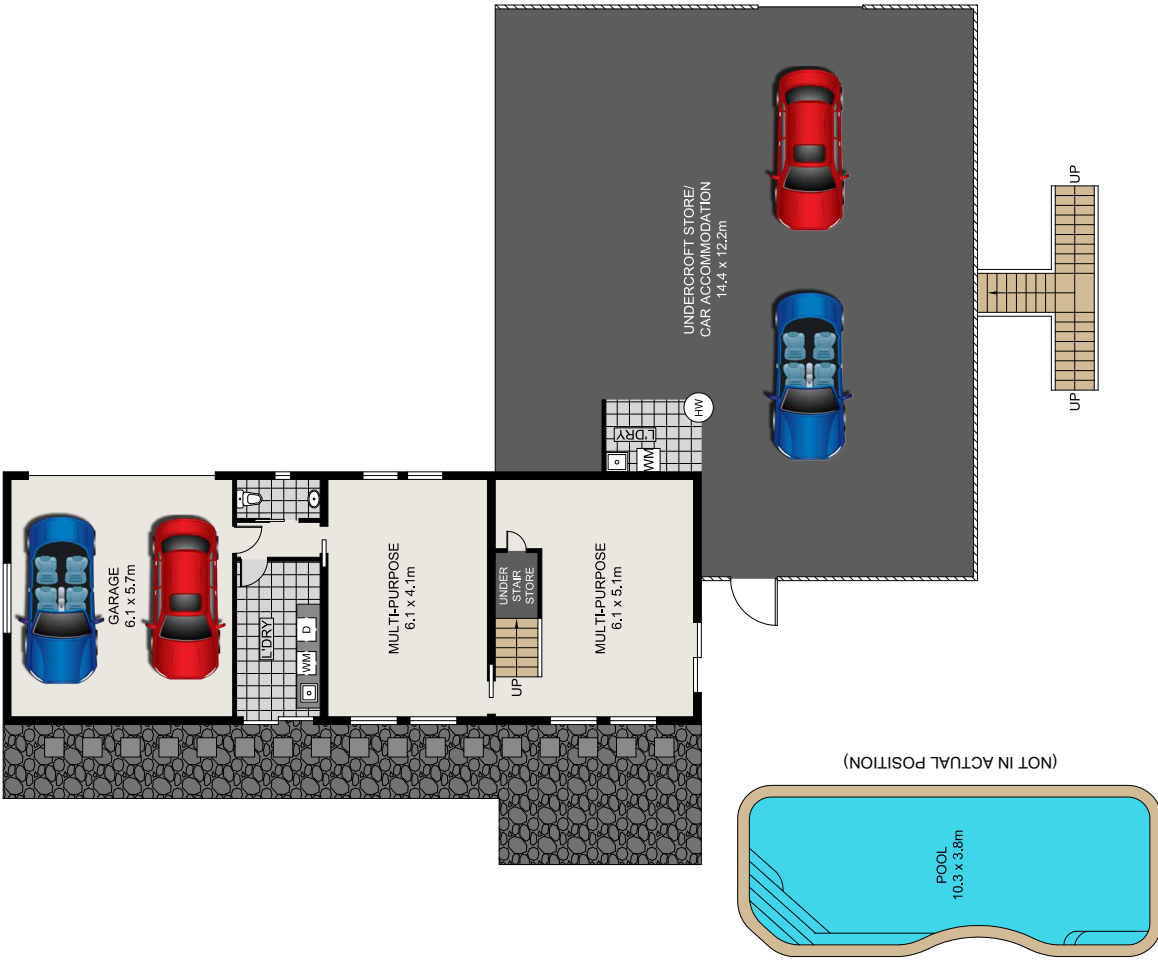
## THE LOCATION & ADDITIONAL INFO

- Located on a tranquil no through road amongst a community of friendly neighbours
- Nearby access to Samford Trail Network
- 6 min drive to Samford Village
- 43 mins to Brisbane CBD & Brisbane Airport
- 5 min to Samford State School | 8 mins to Samford Valley Steiner School | 15 mins to Ferny Grove State High School
- School bus from the start of Honeywood Court with Village connections to many excellent state & private schools
- Moreton Bay Regional Council Rates: approx. \$820 per quarter | Unity Water Rates: approx. \$900 per annum

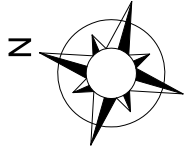
'In Real Estate,  
Always At Your Service' *Chelsea Perry*



0415 901 389 | [chelsea@craigdoyle.com.au](mailto:chelsea@craigdoyle.com.au)



LOWER LEVEL



UPPER LEVEL

INT : 289.31m<sup>2</sup>  
 EXT : 106.16m<sup>2</sup>  
 UN. ST./CAR ACCOM. : 165.27m<sup>2</sup>  
 GARAGE : 34.77m<sup>2</sup>  
 TOTAL : 595.51m<sup>2</sup>

Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

# 43 Honeywood Court, Samford Valley





**CRAIG DOYLE**  
REAL ESTATE

| <b>OFFER FORM</b>   |  |                      |  |
|---|--|----------------------|--|
| <b>PROPERTY:</b>  | 43 Honeywood Court, Samford Valley   |                      |  |
| <b>BUYERS DETAILS</b>   |  |                      |  |
| <b>BUYER 1 – FULL NAME<br/>(Including Middle Names)</b>   |  |                      |  |
| <b>BUYER 1 – ADDRESS</b>  |  |                      |  |
| <b>BUYER 1 – PHONE NUMBER</b>   |  |                      |  |
| <b>BUYER 1 – EMAIL ADDRESS</b>  |  |                      |  |
|   |  |                      |  |
| <b>BUYER 2 – FULL NAME<br/>(Including Middle Names)</b>   |  |                      |  |
| <b>BUYER 2 – ADDRESS</b>  |  |                      |  |
| <b>BUYER 2 – PHONE NUMBER</b>   |  |                      |  |
| <b>BUYER 2 – EMAIL ADDRESS</b>  |  |                      |  |
|   |  |                      |  |
| <b>BUYERS SOLICITOR NAME:</b>   |  |                      |  |
| <b>SOLICITOR ADDRESS:</b>   |  |                      |  |
| <b>SOLICITORS PHONE:</b>  |  | <b>FAX:</b>          |  |
| <b>SOLICITORS EMAIL:</b>  |  |                      |  |
| <b>PURCHASE DETAILS:</b>  |  |                      |  |
| <b>PURCHASE PRICE:</b>  | \$   |                      |  |
| <b>INITIAL DEPOSIT:</b>   | \$   | <b>DATE PAYABLE:</b> | Payable when contract is fully negotiated & dated (initial deposit due)                              |
| <b>FURTHER DEPOSIT:<br/>(only if finance clause applicable otherwise one deposit payable on dating of contract)</b> | \$   | <b>DATE PAYABLE:</b> | Payable when contract becomes unconditional - finance<br><b>PLEASE CIRCLE ONE<br/>7 DAYS 14 DAYS</b> |
| <b>FINANCE:</b>   | <b>PLEASE CIRCLE ONE</b><br>Not Subject to Finance    7 Days    14 Days    21 Days |                      |  |
| <b>BUILDING &amp; PEST:</b>   | <b>PLEASE CIRCLE ONE</b><br>7 DAYS    14 DAYS                                      |                      |  |

|  |   |
|--|---|
| <p><b>OTHER SPECIAL CONDITIONS:</b><br/> <b>(IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b></p> |   |
| <p><b>INCLUDED CHATTLES</b></p>  | <p>Dishwasher   All light fittings including pendants   All blinds and curtains   All keys &amp; remotes associated with the property   All equipment associated with the pool ( pool pump; chlorinator; brush and net; chemicals, pool cover and roller)  Firewood</p> |
| <p><b>EXCLUSIONS</b></p>   | <p>Steel wagon wheel, garden fountain, terracotta planter boxes and pot plants, Garden furniture and ride-on -mower, All stag horns and elkhorns and king orchids attached to trees</p>   |
| <p><b>SETTLEMENT DATE:</b></p>   |   |