

# CHARMING ORIGINAL QUEENSLANDER ON 5 QUALITY ACRES...

List of Attributes • 23 Shannon Court, Closeburn



Contact Agent



4 bedrooms



2 bathrooms



2 cars



## THE HOME

- Original Queenslander with modern farmhouse flair
- Character features throughout including 3 meter ornate ceilings, VJ walls, adorable gables, polished timber floors, French doors and heritage ornate fittings
- Light filled country style kitchen including timber bench tops, Smeg oven, gas cook top, dishwasher, soft close cabinetry & large pantry
- Traditional layout with the family lounge at the heart of the home
- Sunroom cleverly utilised as a bright and airy dining area featuring louver windows
- 3 spacious light filled bedrooms all featuring floor to ceiling built in cupboards, ceiling fans & tranquil rural views
- Modern, yet classic family bathroom with vanity and shower over bath
- Ceiling fans and split system air-conditioning
- Laundry located underneath the property, accessed externally
- Huge outdoor entertaining area overlooking the picturesque property
- Gorgeous front deck, the perfect spot for your morning coffee
- Carport for up to 2 cars under the house
- Separate and private storage pod with its own kitchenette, bedroom & ensuite offering superb versatility as an artists retreat, home office or potential for dual living (subject to council approval)
- Fixed wireless NBN



CRAIG DOYLE  
REAL ESTATE

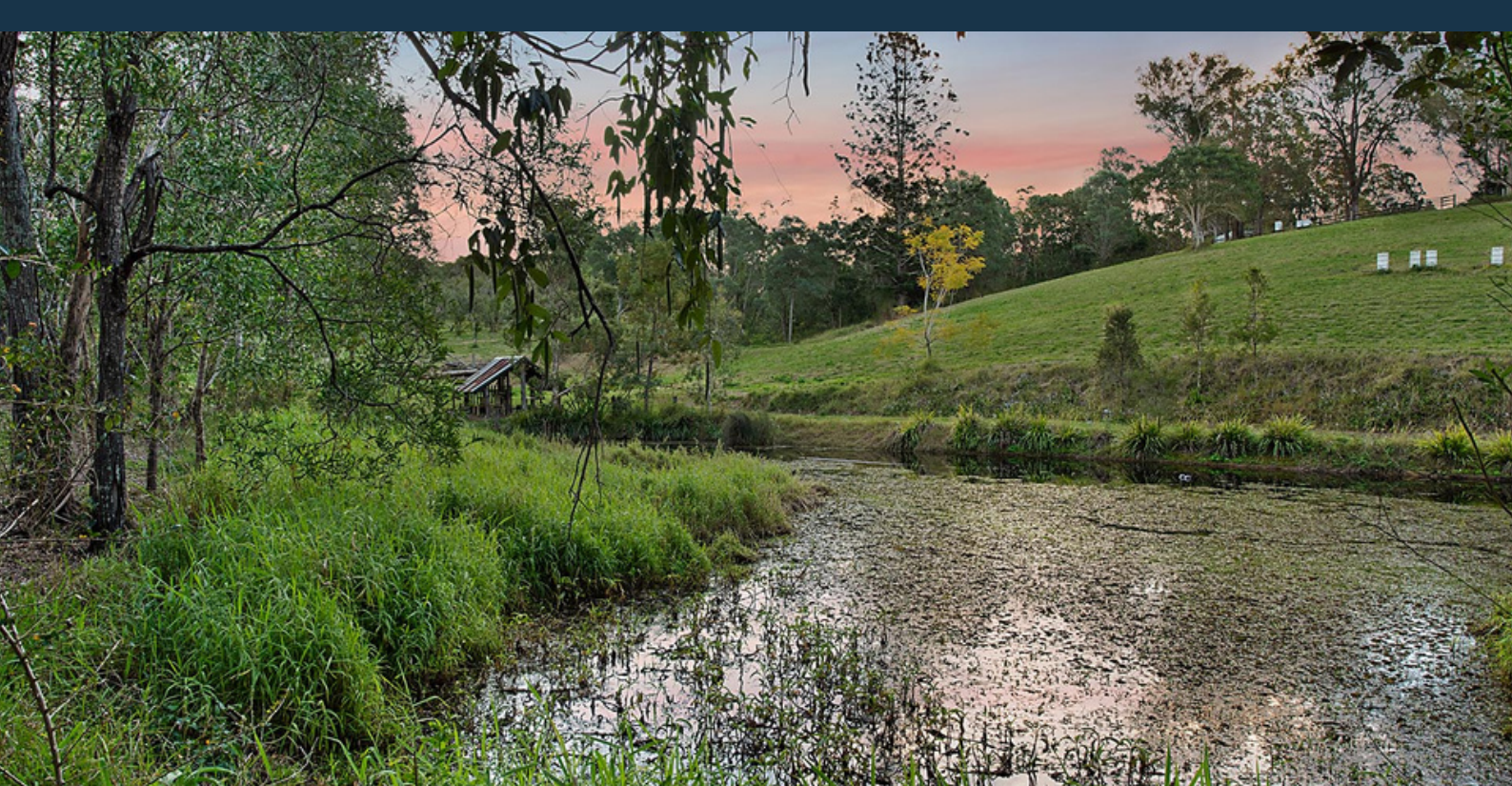












## THE LAND

- 5 rolling acres, fenced with 2 dams (1 spring fed with water pump) and ample established shade tree
- Elegantly landscaped gardens with sprinkler system and automatic garden lights, perfect for your kids and pets
- Raised veggie garden and advanced fruit trees
- Located in a quiet cul-de-sac along a leafy country lane



CRAIG DOYLE  
REAL ESTATE





## THE INFRASTRUCTURE

- 40,000L water tank for the main house (recently refurbished) + 3,000L water tank to the studio + 3,000L water tank for gardens
- Shed 1- 6m x 3.5m (with power)
- Shed 2- 3.8m x 2.4m
- All weather concrete driveway with turning circle
- Electric front gate featuring intercom
- Solar hot water
- On-Site Waste Management System (recently serviced)



CRAIG DOYLE  
REAL ESTATE





## THE LOCATION & ADDITIONAL INFO

- 11 mins to Samford State School | 13 mins to Samford Steiner State School | 7 mins to Mount Samson State School
- 20 mins to Eatons Hill State School | 20 mins to Ferny Grove State High School
- 8 mins to Samford Village & various public/private school bus connections
- 18 mins to Ferny Grove Train Station & the soon to be completed entertainment precinct
- 35 mins to Brisbane CBD & Airport
- Bus service to Ferny Grove Station is 600m walk to Heron Road
- Moreton Bay Council Rates approx \$650 per quarter

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

*Chelsea Perry*

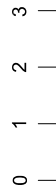


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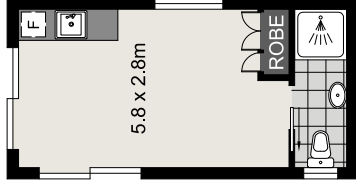


UPPER LEVEL

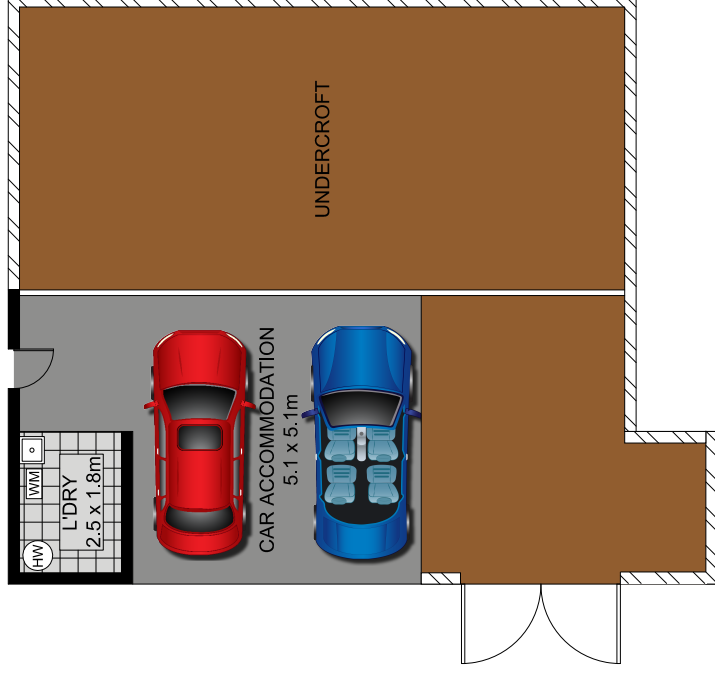


Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

## 23 Shannon Court, Closeburn



STUDIO



LOWER LEVEL

INT :	102.50m <sup>2</sup>
EXT :	16.00m <sup>2</sup>
CAR ACCOM. :	26.00m <sup>2</sup>
TOTAL :	144.50m <sup>2</sup>



