


6 LAKE VIEW CL, SAMSONVALE

HERITAGE CHARM & STUNNING RURAL VIEWS ON 11 PRISTINE ACRES

 Contact Agent

 3 bed

 2 bath

 4 car

 11 acres



THE HOME

- **Build:** Garth Chapman modern Queenslander built by the current owners in 2004/2005 featuring timeless character features including high ceilings, fretwork, polished hardwood floors & timber French doors.
- **Kitchen:** Country kitchen featuring quality electric appliances, clever storage solutions & direct access to alfresco entertaining spaces.
- **Living & Dining:** Open-plan living featuring ornate wood burning fireplace with bespoke timber mantle, timber French doors and timber framed glass sliding doors leading to the front and rear decks.
- **Outdoor Entertaining:** Wrap around verandah at the front of the property plus covered outdoor entertainment area at the rear of the home both featuring tranquil, elevated, rural and mountain views.
- **Bedrooms:** Master retreat featuring direct access to the front verandah, ceiling fan, built in robe, and recently refreshed ensuite with single character timber vanity, mirrored face level storage & walk-in shower. Two additional light-filled bedrooms both featuring ceiling fans, bed 2 featuring built-in robe and bed 3 featuring bespoke built in cabinetry including desk.
- **Family Bathroom/Laundry:** Newly refreshed bathroom combined laundry featuring single timber vanity, shower over bath & separate toilet
- **Flooring:** Hardwood timber flooring throughout the kitchen, living and bedrooms. Tiled bathrooms/laundry.
- **Air Conditioning:** Ducted, zoned, reverse-cycle air conditioning throughout.
- **Hot Water:** Electric hot water system.
- **Internet & Phone:** NBN (FW) connectivity and reliable Telstra phone reception.



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REAL ESTATE







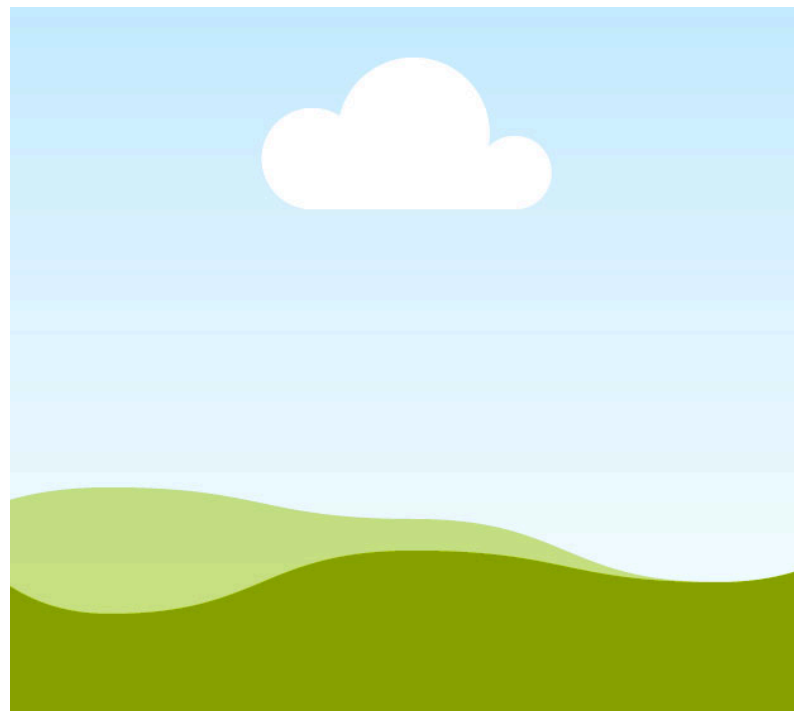






THE LAND

- **Area:** 11.3 acres | 4.58 ha | 45,800 m².
- **Zoning:** Rural
- **Property Description:** Lot 10, Survey Plan 155955 (refer annexed title deed).
- **Landscape:** Totally usable ex dairy farm land featuring large house yard, separate livestock paddock & low maintenance established landscaping surrounding the home
- **Fencing:** Livestock (post and wire) fenced house yard + large livestock fenced paddock
- **Natural Water Source:** Two large dam systems offering an abundance of water
- **Special Features:** Stunning mature trees including spectacular Moreton Bay Figs and rolling country side







THE INFRASTRUCTURE

- **Car Accommodation:** 6.6m x 5.8m carport located at the front of the shed
- **Shed & Storage:** 9m x 6m shed providing additional car accommodation and workshop space
- **Special Features:** Awe inspiring, repurposed silo, an amazing creative space, with a charming nod to yesteryear
- **Water Supply:** Large in ground concrete water tank
- **Solar:** 17 solar panels
- **Onsite Waste Treatment System:** Bio-cycle system



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THE LOCATION & ADDITIONAL INFO

- Private & peaceful setting with convenient access to amenities
- 4 mins to Mount Samson State School
- 10 mins to Dayboro Township | 12 mins to Samford Village
- 20 min drive to Ferny Grove State High School, train station and soon to be completed entertainment precinct
- School bus on the corner of Basin Road & Lake View Close (Brisbane Bus Lines)
- 40 min drive to Brisbane CBD & Airport
- Moreton Bay Regional Council Rates: upon request | Water Rates: N/A - harvest your own pristine drinking water!

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

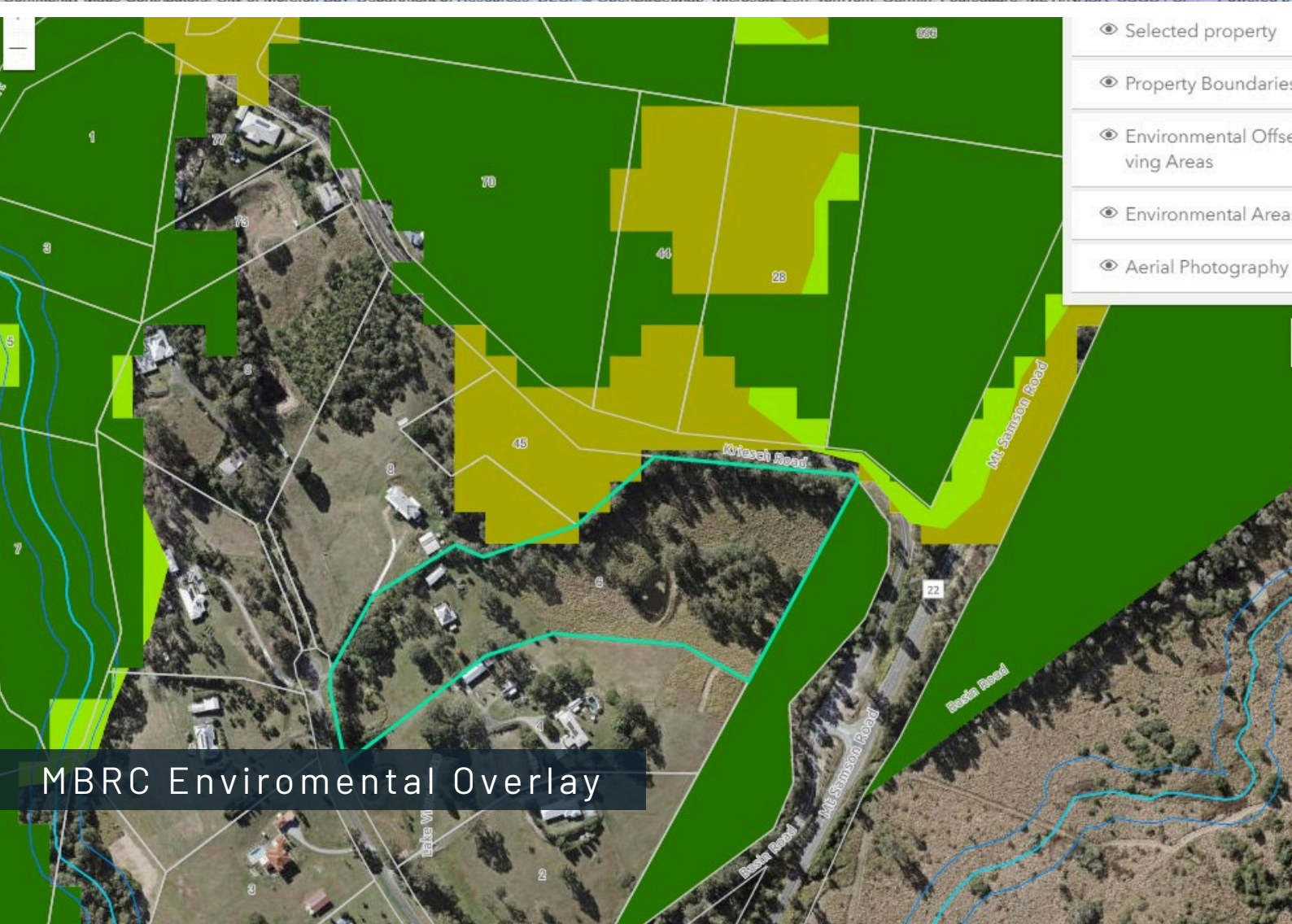
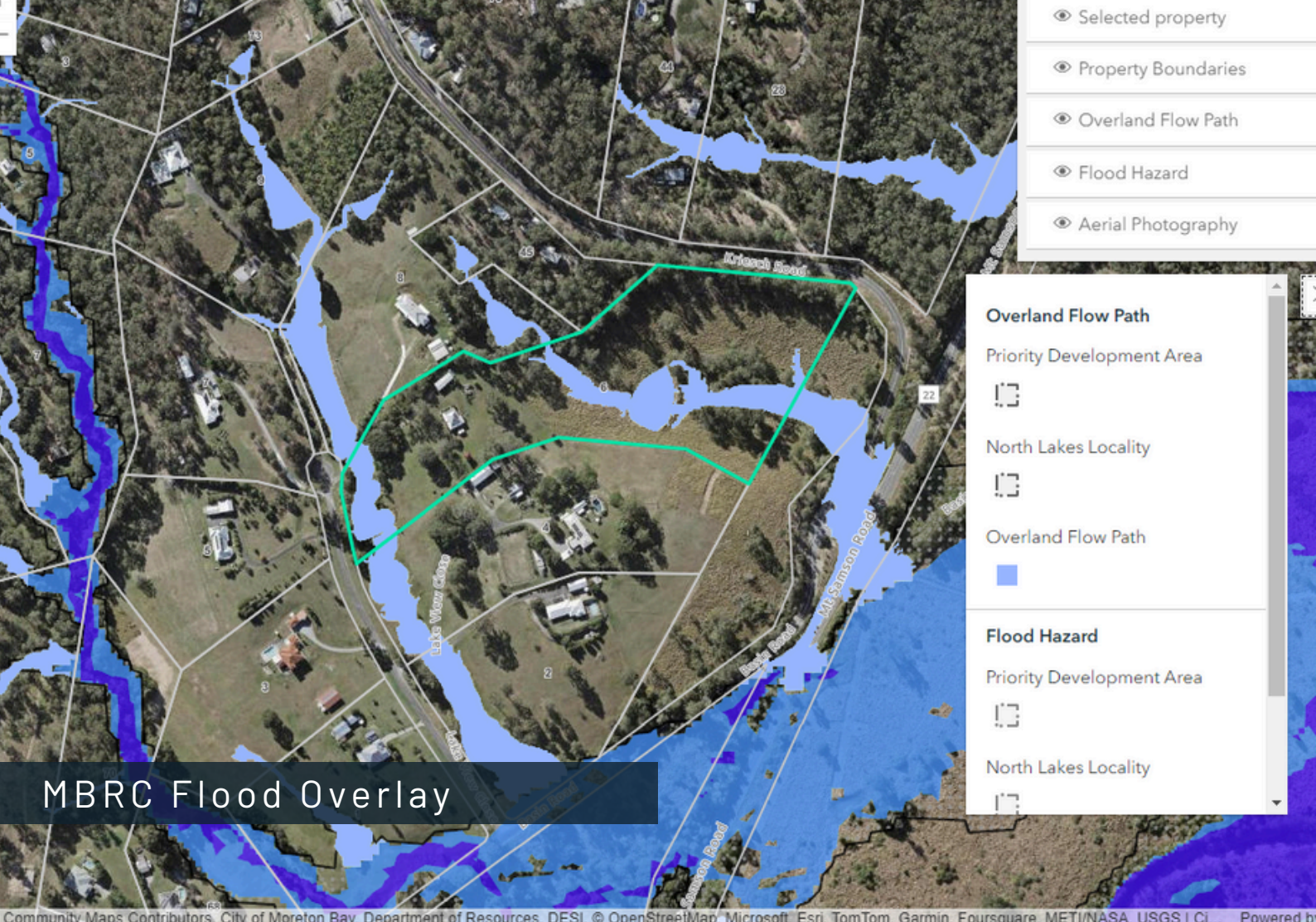
Chelsea Perry

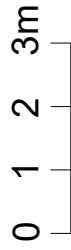
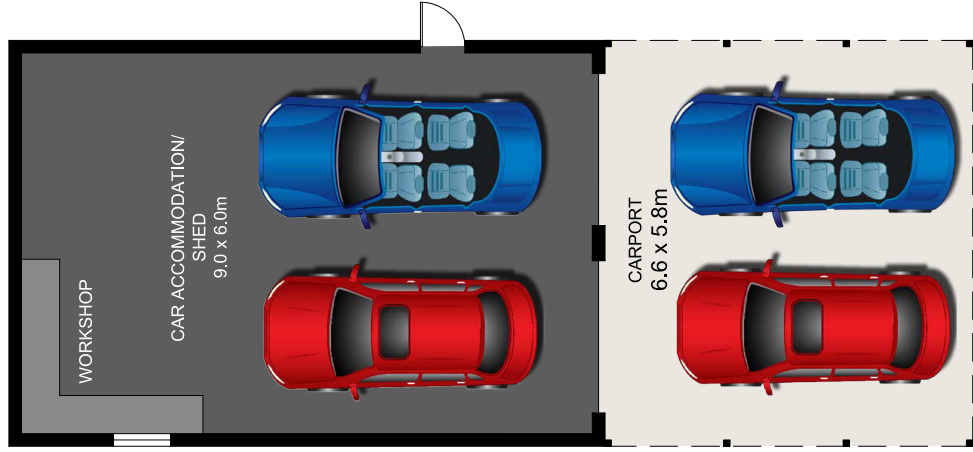


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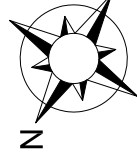
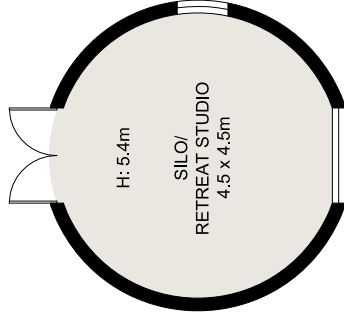
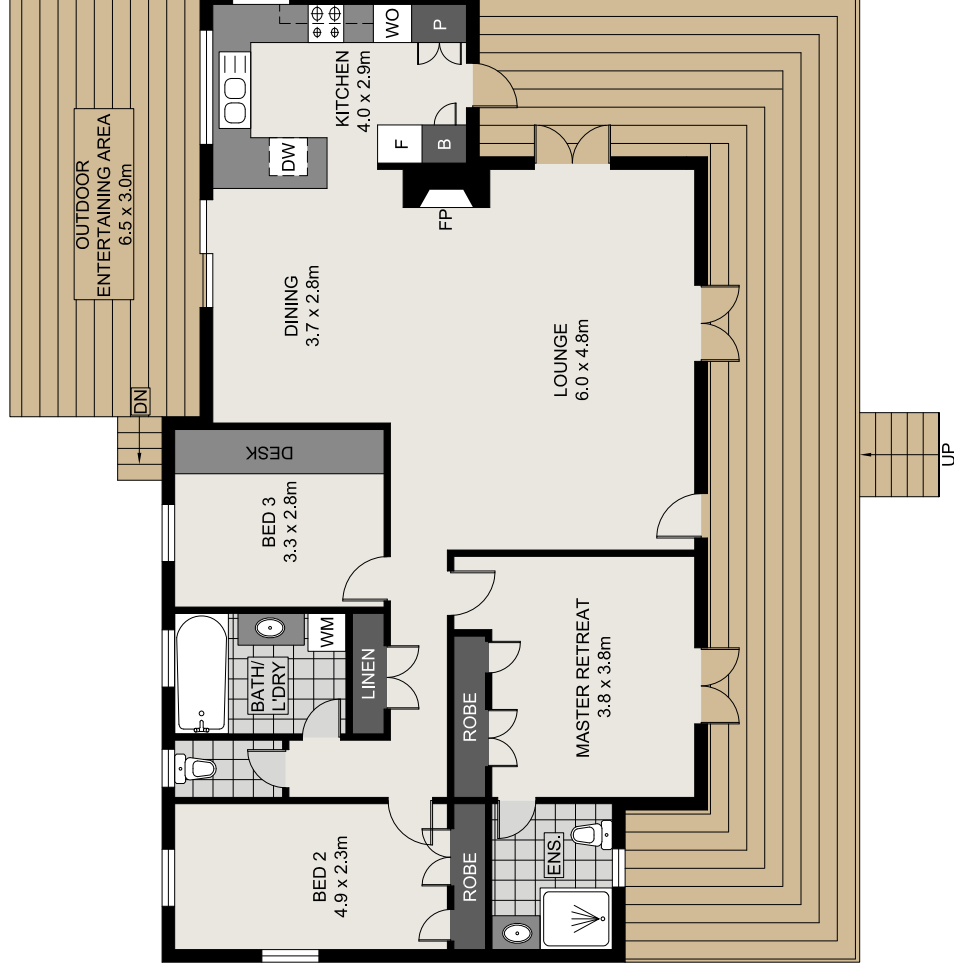


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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT	: 105.68m ²
EXT	: 71.65m ²
CARPORT	: 37.12m ²
CAR ACCOM./SHED	: 54.00m ²
SILO/RETREAT STUDIO	: 15.64m ²
TOTAL	: 284.09m ²

6 View Close, Samsonvale



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	50468264	Search Date:	10/06/2024 16:06
Date Title Created:	21/11/2003	Request No:	48294187
Previous Title:	50442646		

ESTATE AND LAND

Estate in Fee Simple

LOT 10 SURVEY PLAN 155955

Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 717767926 10/01/2017

BRUCE ANDREW GRADWELL
KENDALL ELLECE GRADWELL

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10649034 (POR 136)
2. EASEMENT No 707206395 18/11/2003 at 13:28
burdening the land to
LOT 9 ON SP155955 OVER EASEMENT D ON SP155955
3. EASEMENT No 707206397 18/11/2003 at 13:29
benefiting the land over
EASEMENT E ON SP155955
4. MORTGAGE No 717767927 10/01/2017 at 15:00
ING BANK (AUSTRALIA) LIMITED A.B.N. 24 000 893 292

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



Smoke Alarm Compliance Certificate

Date of Inspection: 02/05/2024

ABN: 17 623 551 628
Contractor's License: 84395
Phone: 0430 471 586
E-mail: matt@horsepowerelectrical.com.au

Customer Details:

Attn: Kendall Gradwell

Job Location:


6 Lake View Close
Samsonvale
QLD 4520

<u>Compliance Checklist</u>	<u>Details</u>	<u>Compliance</u>
Type of dwelling	Building class 1a – Residential dwelling – 1 level	N/A
Number of smoke alarms in dwelling	4	✓
Type of smoke alarms	240V hardwired Photoelectric interconnected + battery operated (10yr non removable lithium) interconnected	✓
Date of installation/Last inspected (if known)	02/05/24	N/A
Do positions of smoke alarms satisfy legislation	Yes (All bedrooms & hallways)	✓

<u>Tests conducted</u>	<u>Details</u>	<u>Compliance</u>
Mains Power	240V present and correct polarity was confirmed	✓
Battery	New 9V battery's installed	✓
Test Button	Test button on all alarms functioning correctly	✓
Smoke Test	All Alarms activated with test smoke	✓
Interconnect	All alarms interconnecting function operates correctly	✓

COMMENTS/PHOTOS: N/A

This document certifies that the smoke alarms installed and/or tested at the above dwelling meet all current QLD legislative standards and requirements as of 1 January 2022.

NAME	DATE	SIGNATURE
Matthew Horsley (lic. 124980)	02/05/2024	



OFFER FORM			
PROPERTY:	6 Lake View Close, Samsonvale		
BUYERS DETAILS			
BUYER 1 – FULL NAME (Including Middle Names)			
BUYER 1 – ADDRESS			
BUYER 1 – PHONE NUMBER			
BUYER 1 – EMAIL ADDRESS			
BUYER 2 – FULL NAME (Including Middle Names)			
BUYER 2 – ADDRESS			
BUYER 2 – PHONE NUMBER			
BUYER 2 – EMAIL ADDRESS			
BUYERS SOLICITOR NAME:			
SOLICITOR ADDRESS:			
SOLICITORS PHONE:		FAX:	
SOLICITORS EMAIL:			
PURCHASE DETAILS:			
PURCHASE PRICE:	\$		
INITIAL DEPOSIT:	\$	DATE PAYABLE:	Payable when contract is fully negotiated & dated (initial deposit due)
FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)	\$	DATE PAYABLE:	Payable when contract becomes unconditional - finance PLEASE CIRCLE ONE 7 DAYS 14 DAYS
FINANCE:	PLEASE CIRCLE ONE Not Subject to Finance 7 Days 14 Days 21 Days		
BUILDING & PEST:	PLEASE CIRCLE ONE 7 DAYS 14 DAYS		

OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)	
INCLUDED CHATTLES	<ul style="list-style-type: none"> - Dishwasher - All light fittings including pendants - All blinds and curtains - All keys and remotes associated with the property - All pumps & equipment associated with the water tanks - Fireplace & associated tools
EXCLUSIONS	
SETTLEMENT DATE:	