

COUNTRY BRICK HOMESTEAD ON 3.7 PRIVATE ACRES

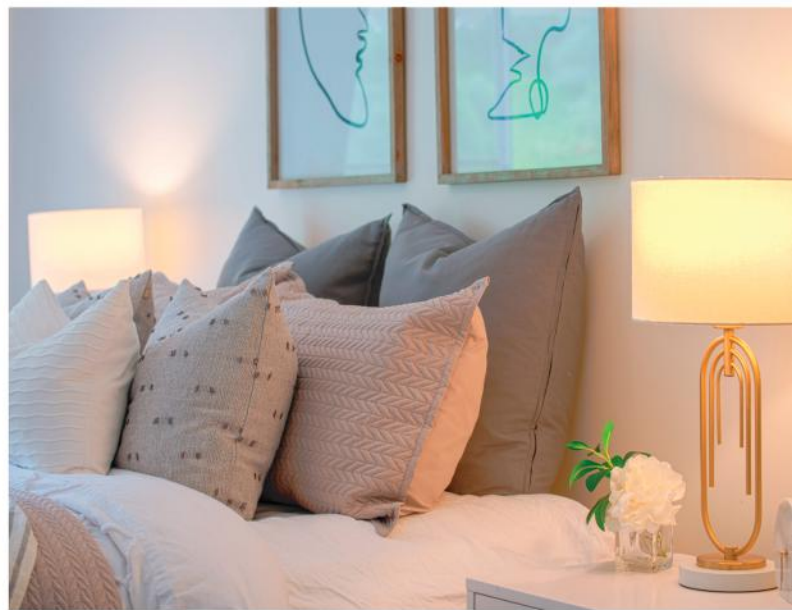
List of Attributes • 83 Woods Road, Closeburn

 Contact Agent  4 bedrooms  2 bathrooms  2 car spaces



THE HOME

- Lowset brick homestead built by Coral Homes in 2008 (Builders Plans Available)
- Character features including high ceilings & ornate chandeliers throughout
- Kitchen featuring electric appliances including dishwasher & large pantry
- Open plan kitchen, living & dining area enjoying tranquil rural views
- Separate media room or perhaps a 5th bedroom, home office or kids playroom featuring split system air-conditioner
- For those that love to entertain there is a large covered outdoor entertainment area at the front & patio at the rear
- Master retreat featuring large walk in robe & ensuite
- Additional three light filled bedrooms all featuring built in robes
- Family bathroom featuring shower, separate bath & separate powder room
- Ceiling fans throughout
- Two car remote garage with internal access & laundry
- NBN Internet
- Crimsafe screens on select doors & windows



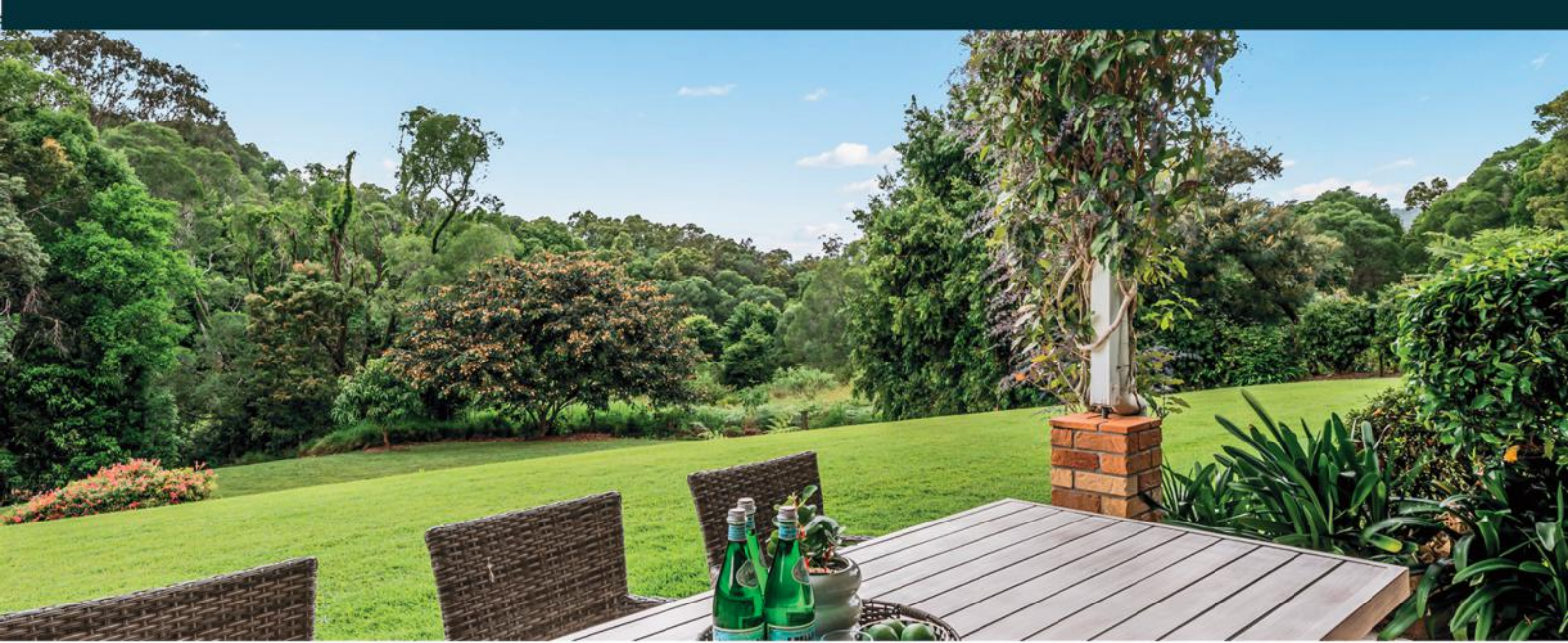


THE LAND

- 3.7 acres - cleared usable land surrounding the home + natural bush land offering privacy
- Perfect for your kids & pets
- 16 mature fruit trees inc. orange, lemon, mandarin, avocado, banana, mango, lychee, custard apple, white mulberry & fig
- Established raised vegetable gardens
- Spring fed dam supplies permanent water that is pumped to multiple tap points at house & to orchard



CRAIG DOYLE
REAL ESTATE



ADDED INFRASTRUCTURE

- 3 phase power
- Solar power & solar hot water
- 107,000L of water storage capacity
- 1x 6m x 3m garden shed + 1x 2.3m x 2.3m garden shed
- Underground irrigation from dam to multiple tap points
- Eco-safe sand filtration waste treatment system - requires 1 annual inspection by Super Treat Pine Rivers

LOCATION & EXTRA INFO

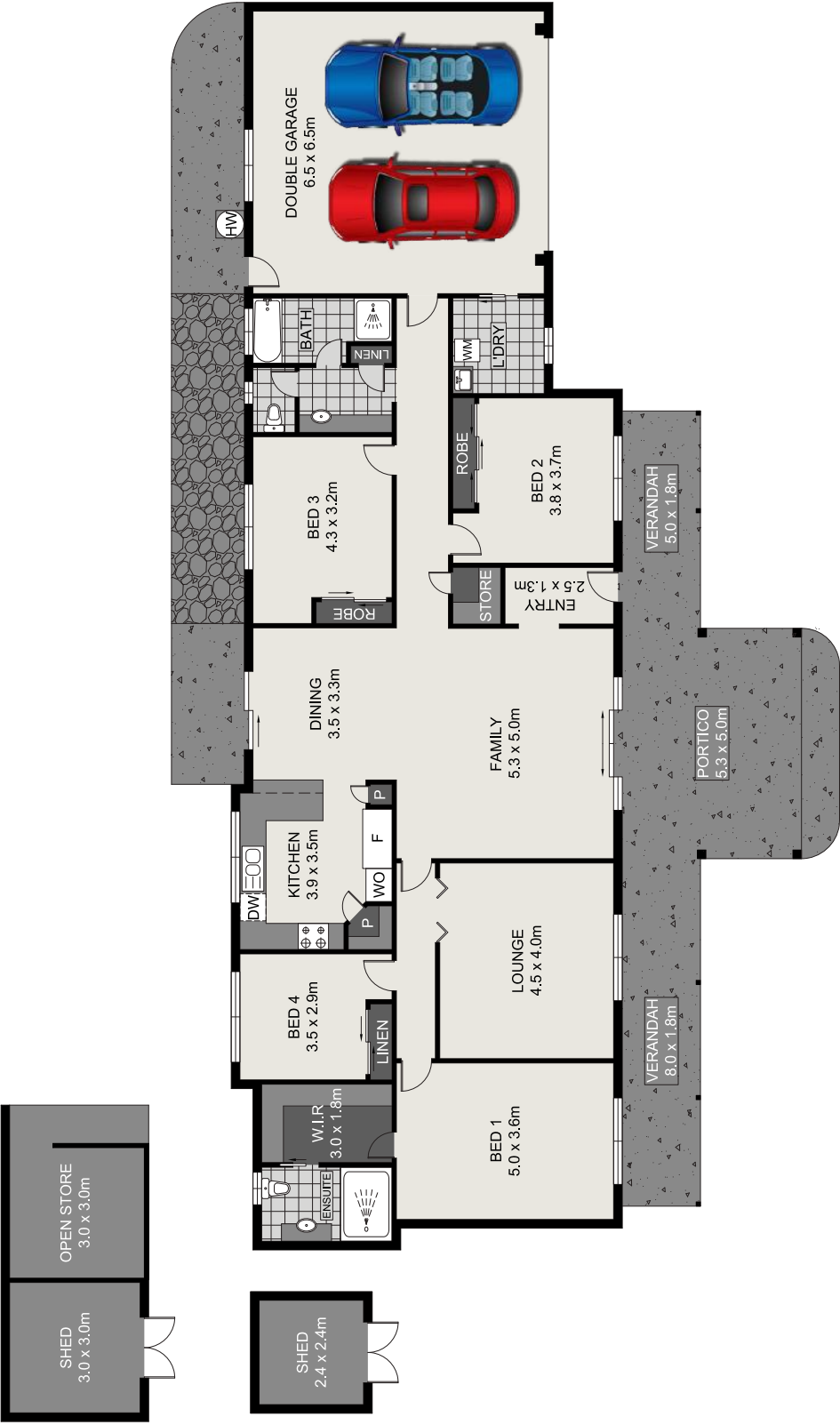
- 5 mins to Mount Samson State School | 8 mins to Samford State School | School Bus Stop at the end of the street
- 6 mins to Samford Village | 15 mins to Ferny Grove Train Station
- 40 mins to Brisbane CBD & Brisbane Airport

Chelsea Perry, Sales & Marketing Consultant

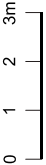
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CRAIG DOYLE
REAL ESTATE



INT	: 175.11m ²
EXT	: 49.55m ²
SHEDS/STORE	: 29.16m ²
GARAGE	: 42.25m ²
TOTAL	: 296.07m ²



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.

83 Woods Road, Closeburn

