

INCREDIBLE DUAL LIVING, 5 TOTALLY USABLE ACRES, 5 MINUTES FROM SAMFORD VILLAGE!

List of Attributes • 22 Regoli Court, Samford Valley

Contact Agent 7 bedrooms 3 bathrooms 9 car spaces



THE MAIN HOME

- Custom designed low set, brick family home, built in 1989 by the current owners - builders plans available
- 2.4m ceilings throughout
- Brushed Box hardwood polished timber floors throughout in immaculate condition
- Country kitchen featuring breakfast bar, induction cook top, electric oven, dishwasher & huge walk in pantry
- Large open plan kitchen & family room + separate lounge & dining room + separate rumpus/multi-purpose room
- Slow combustion fireplace in the family room for cosy winter evenings at home
- Large split system air-conditioning in the lounge area which is sufficient to cool all living spaces
- Split system air-conditioning in the rumpus/multi-purpose room
- Huge North facing covered deck featuring timber decking and access to the land
- Master retreat featuring tranquil rural views, split system air-conditioning, ceiling fan, walk through robe & ensuite
- Additional three light filled bedrooms all featuring built in robes, two of the rooms featuring ceiling fans & one of the rooms with a split system air-conditioner
- Family bathroom featuring single vanity, shower, separate bath & separate toilet
- Large laundry featuring ample storage and external access via the rumpus/multi-purpose room
- Two car, remote garage, featuring internal access and storage space



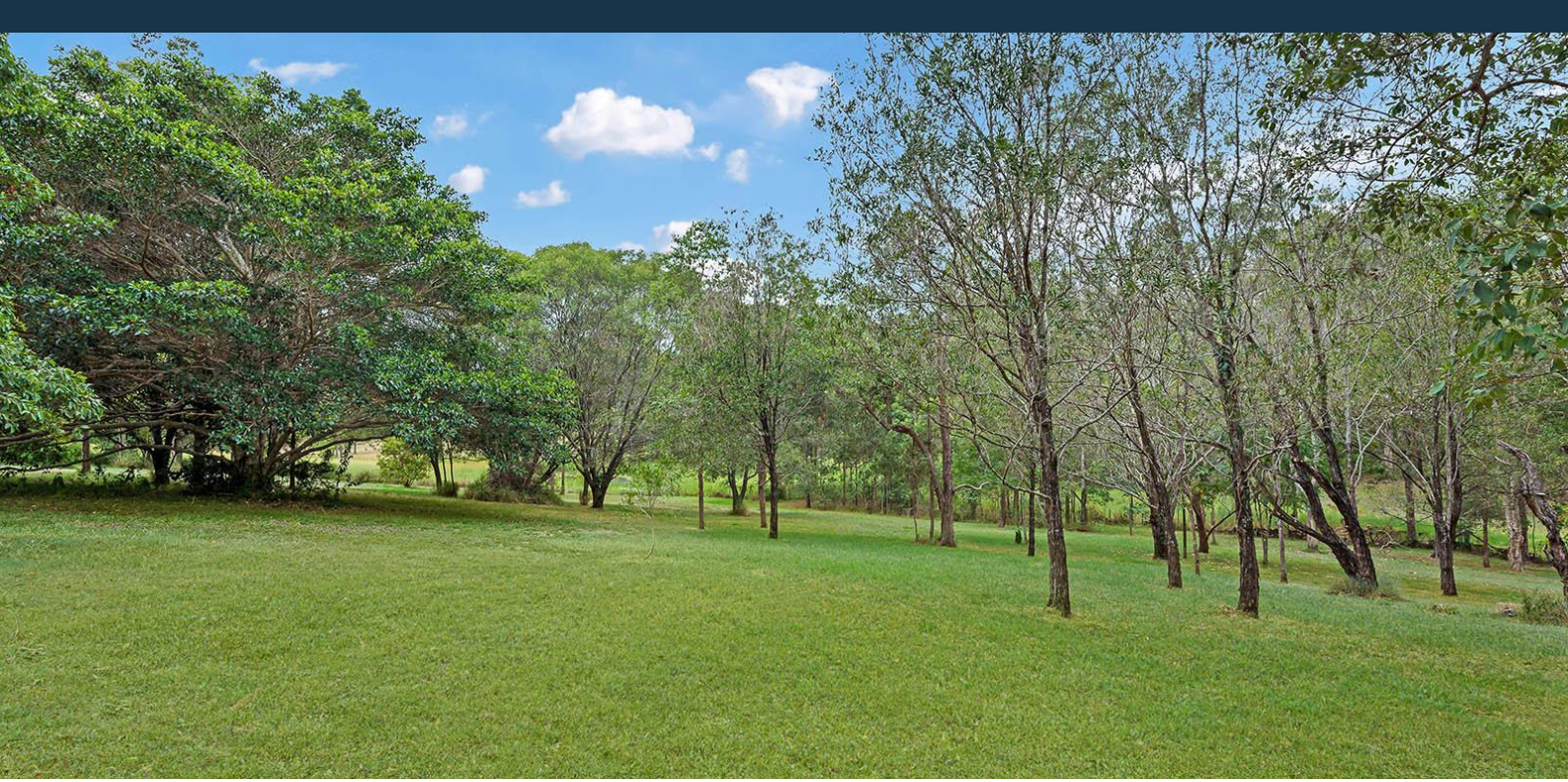


THE GRANNY FLAT

- Low set, weatherboard granny flat, built by Hoek Homes in 2018 to the current owners specifications - plans available
- 2.4m ceilings throughout
- High grade, modern vinyl flooring throughout
- Country kitchen featuring stone bench tops, large island bench, shaker style 2pac custom soft close cabinetry, induction cook top, electric oven, dishwasher & LED feature lighting
- Comfortable open plan kitchen, living and dining space featuring split system air-conditioning
- Huge 4m wide, covered South East facing entertainment deck running the full width of the residence and accessed via the living space as well as the master bedroom
- Master retreat featuring built in, mirrored wardrobes, ceiling fan & split system air-conditioning
- Additional two light filled bedrooms, one with built in wardrobe, both featuring ceiling fans
- Modern bathroom featuring twin vanity, stone bench top, large walk in shower & separate toilet
- Laundry featuring storage, single tub & external access



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THE LAND

- 5 acres of cleared usable land
- Two street access, both with electric gates, driveway partial bitumen & parcel road base/dirt
- Fully dog fenced perimeter
- Catchment dam
- Established, low maintenance landscaped gardens & mature trees provide screening between the residences
- Peaceful & private - no sense of neighbours!

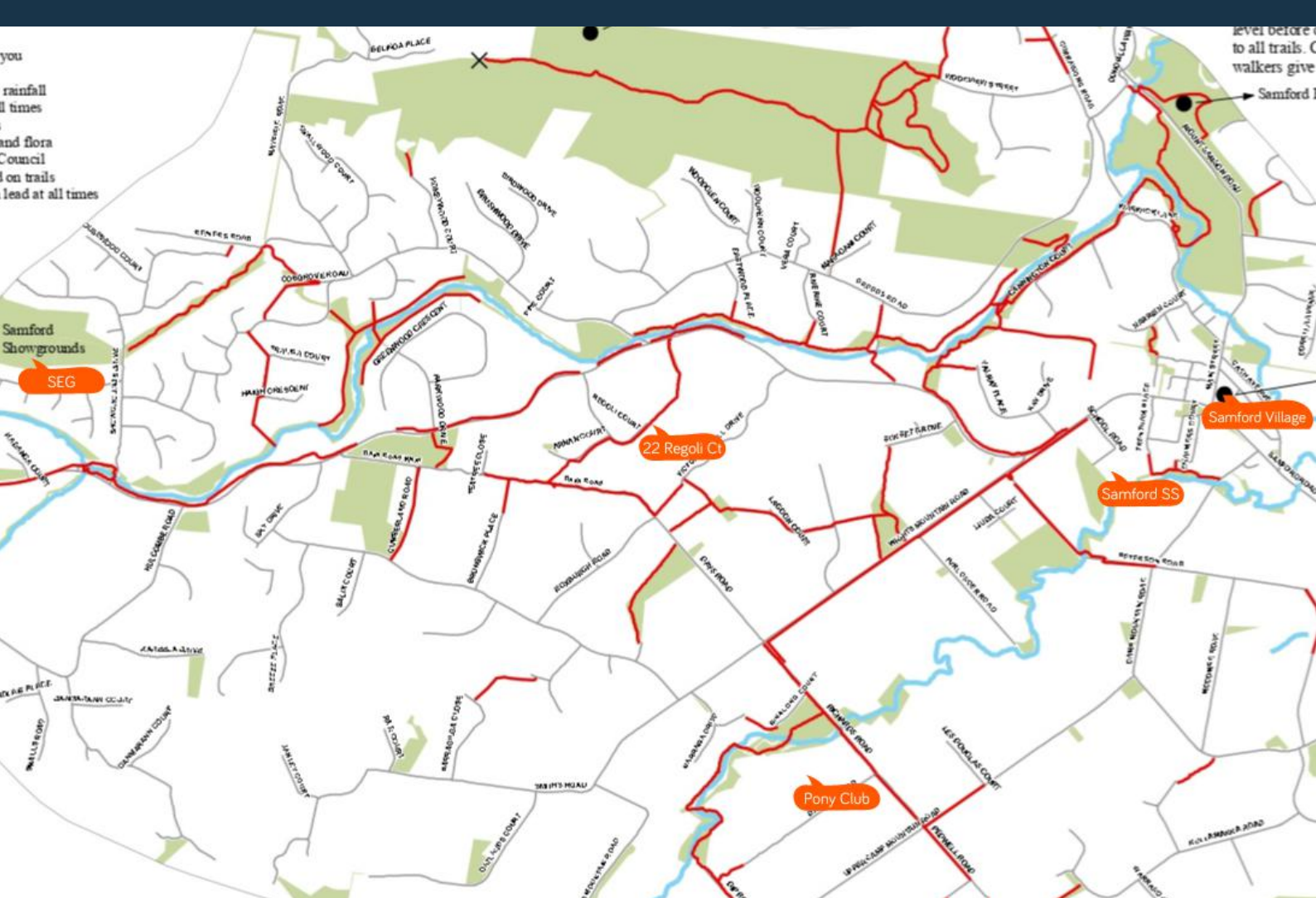


THE INFRASTRUCTURE

- 2x 9m x 6m colour-bond sheds one featuring 3-phase power & the other featuring single phase power, 2-phase power to the main house, single phase power to the granny flat
- A whopping 182,700L water storage capacity comprising of 45,000L in-ground concrete tank at the main house (cleaned Nov 2022) + 110,000L steel above ground tank at the granny flat, 22,700L poly above ground tank at the work shed + 5,000L poly above ground tank at the storage shed
- 8.96 kw solar power installed at the main residence however servicing the entire property - Granny Flat is separately metered for electricity
- Electric hot water systems servicing both residences
- Onsite waste treatment systems - Septic system, grease trap & grey water system servicing the Main Home (new trenches in 2018) + AES Bio-cycle system servicing the Granny Flat



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THE LOCATION & EXTRA INFO

- Samford Trail Network Pony Trail on properties Northern boundary (refer above Samford Trail Network Map - PDF available)
- Short ride to Samford Golden Valley Pony Club
- 5 mins to Samford State School | 10 mins to Ferny Grove State High School | School Bus cnr Regoli Ct & Mt Glorious Rd
- 5 mins to Samford Village | 10 mins to Ferny Grove Train Station & soon to be completed entertainment precinct
- 30 mins to Brisbane CBD & 40 mins to Brisbane Airport

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

Chelsea Perry



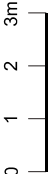
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MAIN HOUSE

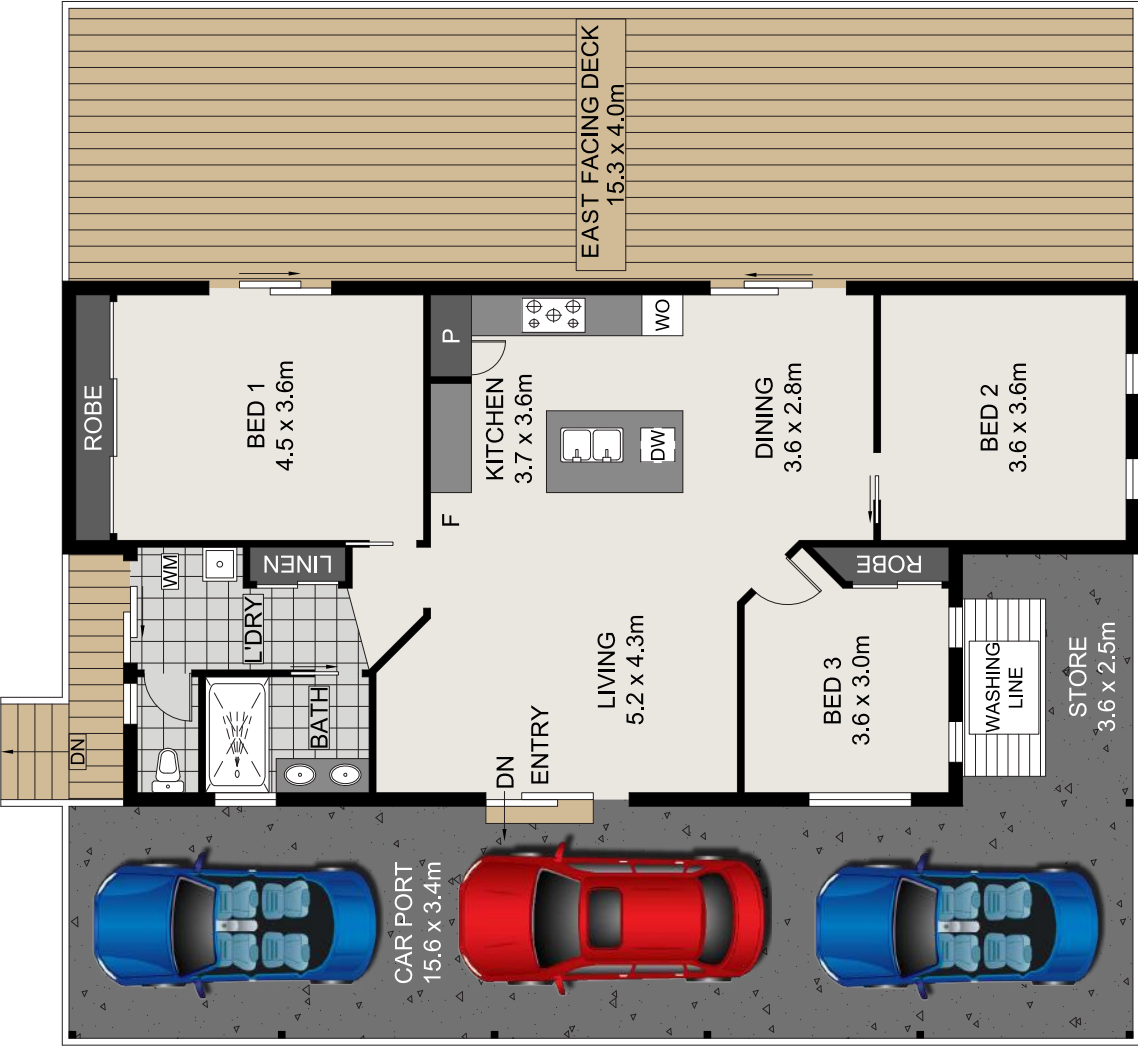


Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

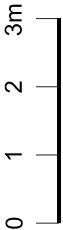


INT	: 224.60m ²
EXT	: 111.18m ²
GARAGE	: 39.44m ²
TOTAL	: 375.22m ²

22 Regoli Court, Samford Valley



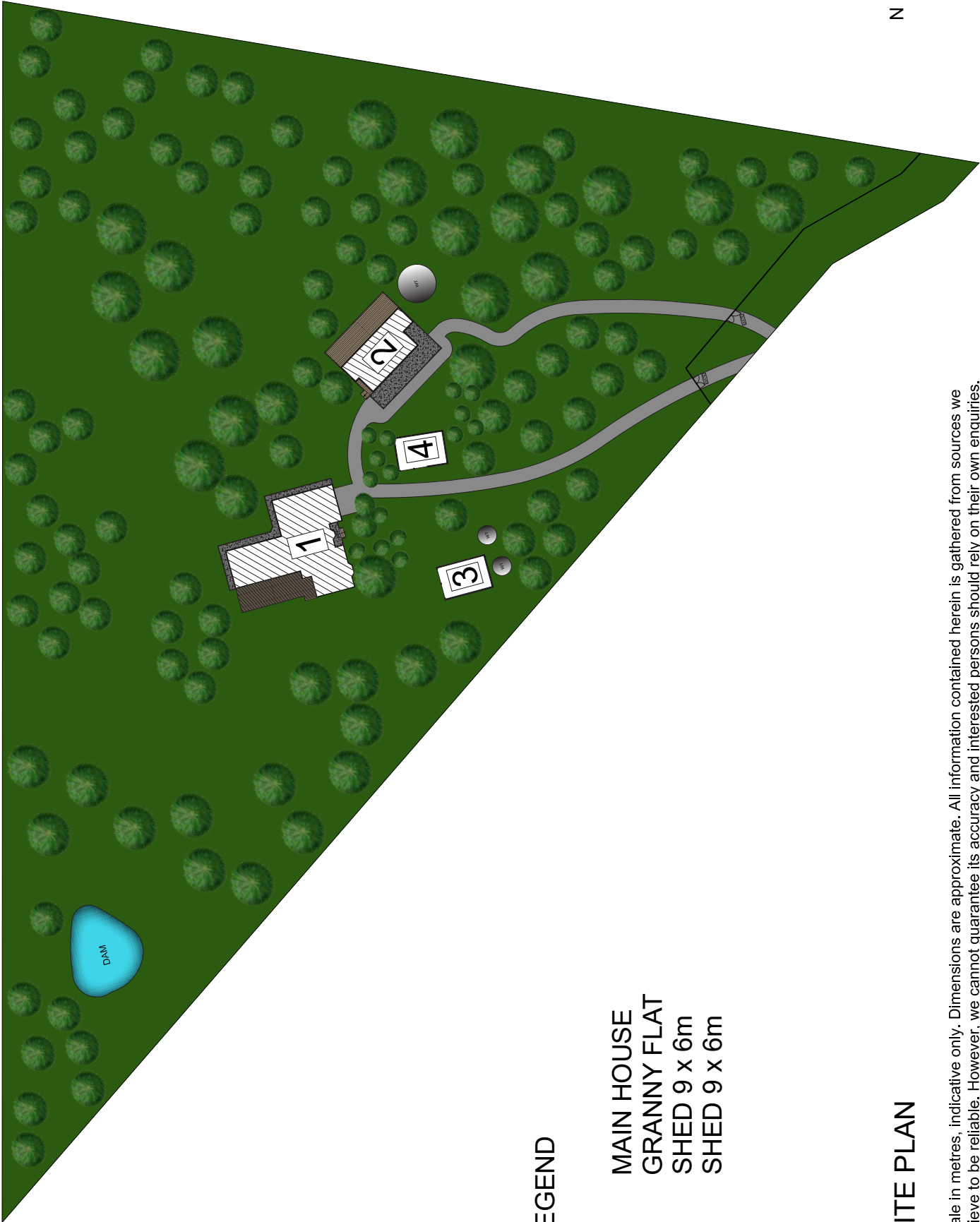
GRANNY FLAT



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INT	: 99.47m ²
EXT	: 75.93m ²
CARPORT	: 53.04m ²
TOTAL	: 228.44m ²

22 Regoli Court, Samford Valley



LEGEND

- 1. MAIN HOUSE
- 2. GRANNY FLAT
- 3. SHED 9 x 6m
- 4. SHED 9 x 6m

SITE PLAN

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