

24 McCombe Rd, Camp Mountain

NATURE-FOCUSED FAMILY LIVING: 5-ACRE RETREAT IN THE HEART OF CAMP MTN



Contact Agent



4 bed



2 bath



6 car



5 acres



THE HOME

- **Build:** Custom-designed, low-set brick home originally constructed in the 80s, thoughtfully extended and improved over the years. Showcasing timeless design elements such as high ceilings, a sunken lounge, exposed timber accents, and expansive glass windows and sliding doors that create light-filled, airy spaces.
- **Kitchen:** Country style kitchen featuring stone benchtops, soft-close shaker cabinetry, tiled splash back, plumbed fridge space, Bosch dishwasher, and a 900mm freestanding electric oven with a five-burner gas cooktop, including a wok burner.
- **Living & Dining:** Open-plan family and living area featuring a double-burner wood fireplace with built-in oven and cooktop, custom cabinetry, and direct access to the outdoor entertaining area. The formal dining space offers seamless indoor-outdoor flow with glass doors leading outside. The cosy sunken lounge features soaring ceilings and an abundance of natural light. A separate teen retreat or media room provides additional flexible living space.
- **Outdoor Entertaining:** East-facing alfresco area with a raked fly-over roof, offering tranquil views of the sparkling inground pool. The outdoor space includes a terraced fire pit and landscaped gardens with a usable yard beyond.
- **Bedrooms:** The private master retreat offers direct access to a secluded patio and gardens, with ceiling fan, new carpet, a walk-in robe, and ensuite featuring a single vanity, mirrored storage, walk-in shower, and separate toilet. Three additional light-filled bedrooms all feature new carpet and ceiling fans, with built-in robes and direct access to the covered patio in bedrooms 2 and 3.
- **Family Bathroom:** Luxuriously appointed with floor-to-ceiling square-set tiles, a floating glass-top vanity, mirrored storage, built-in spa bath, oversized walk-in shower, and separate toilet.
- **Laundry:** Functional and spacious with walk-in linen storage and external access.
- **Flooring:** Floating timber floors in the dining room, sunken lounge, hallways, and study, tiles in wet areas and the main living space, with newly carpeted bedrooms.
- **Air Conditioning:** Ducted, zoned, reverse-cycle air conditioning throughout.
- **Insulation:** Double insulated, featuring sarking under roof sheets and batts in the ceiling.
- **Hot Water:** Efficient heat pump system.
- **Internet & Phone:** NBN (FTTP) connectivity and reliable Telstra phone reception.



CRAIG DOYLE
REAL ESTATE



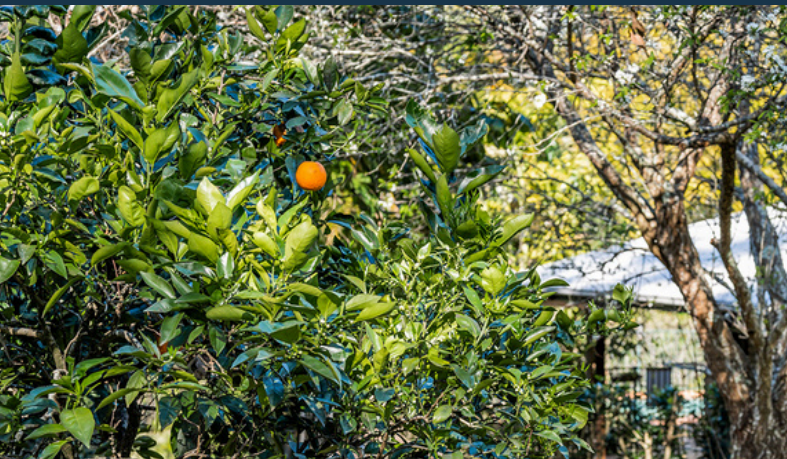












THE LAND

- **Area:** 5 acres | 2 ha | 20,000 m².
- **Zoning:** Rural residential with a minimum lot size of 5 acres, current zoning valid until 2032.
- **Property Description:** Lot 2, Registered Plan 190392 (refer to title and plan annexed).
- **Landscape:** Lush, usable land with shady lawns, a thriving fruit orchard, and low-maintenance gardens.
- **Orchard/Food Garden:** A diverse array of fruit trees and plants, including pineapples, pawpaw, banana, orange, mandarin, curry leaf, coffee, persimmon, custard apple, mulberry, fig, pecan, lime, lemon, lychee, mango, elderberry, lemonade, passionfruit, olive, pomegranate, jaboticaba, cherry guava, peach, finger limes, mother of herbs, turmeric, basil, gotu kola, burdock, ginger, galangal, kaffir lime, rosemary, echinacea, yarrow, za'atar, mint, oregano, aloe, spinach, rocket, kale, lettuce, collard greens, chili, beans, lemon balm, and motherwort.
- **Fencing:** 2.5-acre dog-fenced house yard with an additional 2.5-acre post-and-wire fenced back paddock.
- **Natural Water Source:** Two large dam systems with a manual irrigation pump, connected by a picturesque causeway leading to the opposite side of the property.
- **Livestock/Poultry:** Chook house and run, ideal for keeping a flock to produce farm-fresh organic eggs.
- **Special Features:** 'Jack Mitchell' cabinet timber plantation, established in 2001 as part of the Jack Mitchell Forest Farming System. With over 1,000 trees, including Queensland Maple, Silky Oak, and Red Cedar, this low-maintenance plantation offers a beautiful landscape and the potential for sustainable income through selective harvesting. Alternatively, the plantation can be left in its natural state, serving as an enchanting space for children to explore or be cleared to create additional park-like grounds or a livestock paddock.





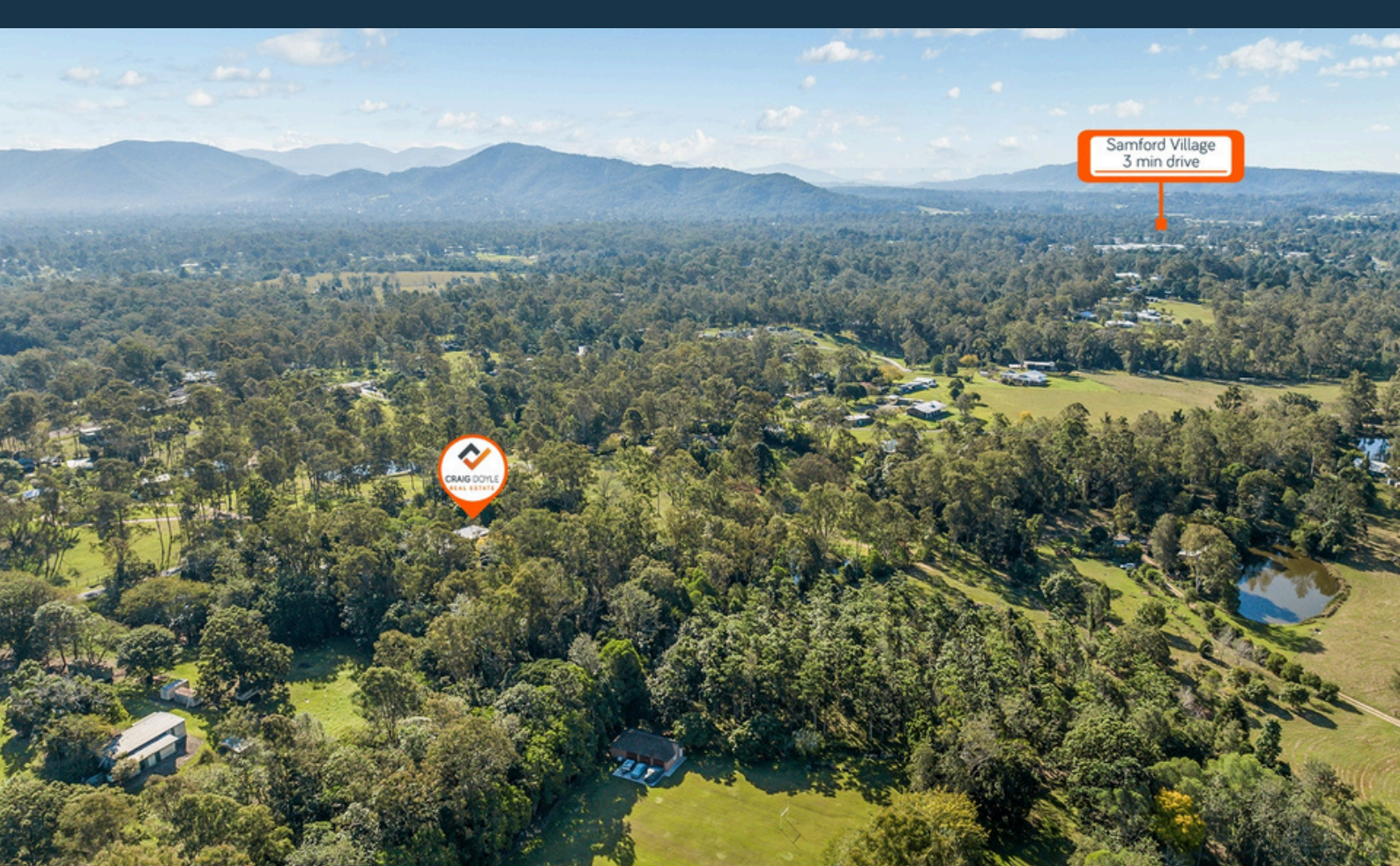




THE INFRASTRUCTURE

- **Car Accommodation:** 9m x 6m carport located at the residence, featuring direct covered access to the front door.
- **Shed & Storage:** 9m x 9m Colorbond shed with a 6m x 3m annex, providing covered car accommodation for up to 4 vehicles (or 3 plus workshop space). Additionally, a 2.6m x 2.5m enclosed storeroom is accessible via the carport.
- **Swimming Pool:** 11.3m x 5m sparkling inground Pebblecrete pool (chlorine).
- **Water Supply:** 55,000L water tank capacity with 2x 22,500L tanks servicing the house and 1x 10,000L tank servicing the shed.
- **Solar:** 4kW solar panels with a 3kW converter.
- **Onsite Waste Treatment System:** Septic system maintained by Valley Environmental.





THE LOCATION & ADDITIONAL INFO

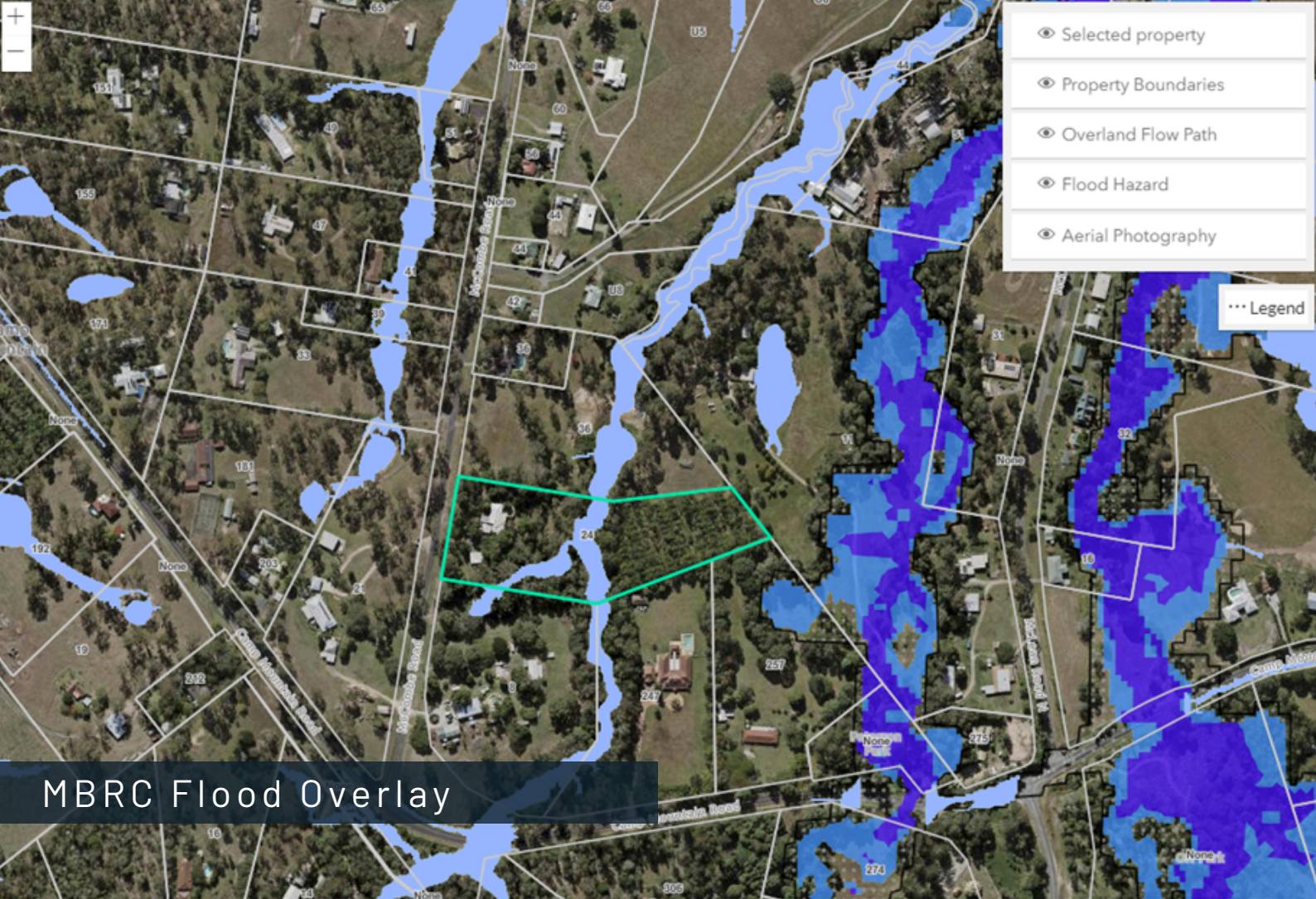
- Located in one of the most tightly held pockets of Camp Mountain surrounded by prominent, long standing Samford families
- 3 mins drive to Samford Village
- 10 min drive to Ferny Grove Train Station and the soon to be completed entertainment precinct
- 5 min drive to Samford State School | 5 min drive to Samford Valley Steiner School
- 10 min drive to Ferny Grove State High School
- School bus available at the front gate servicing local state school, Samford Steiner School, Ferny Grove High School and connecting in Samford Village to numerous private schools (upon application via Brisbane Bus Lines)
- 30 min drive to Brisbane CBD & Airport
- Moreton Bay Regional Council Rates: approx \$790 per quarter | Water Rates: N/A - harvest your own pristine drinking water!

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Always At Your Service'**

Chelsea Perry



0415 901 389 | chelsea@craigdoyle.com.au





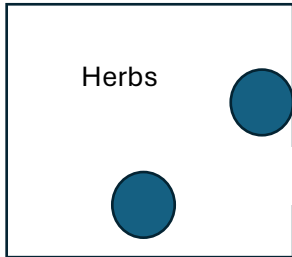
24 McCombe Road, Camp Mountain



DRIVE



Pineapples



Herbs

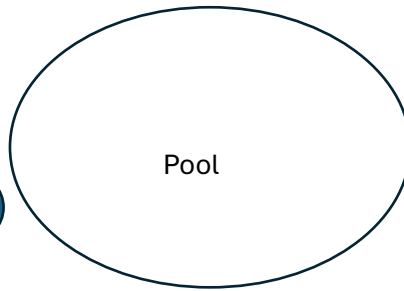
Finger
lime

Pawpaw

Banana

Kafir lime

Veg



Pool

Lemon

Guava

Peach

Jaboticaba

Pomegranate

Olive

Olive

Grumichama

Orange

Mandarin

Curry

Coffee

Fig

Pecan

Lychee

Starfruit

Mango

Passionfruit

Mandarin

Persimmon

Orange

Custard
apple

Coffee

Banana

Mulberry

lime

Mango

Lemon

Elderberry

Mandarin

Lemonade

Chook
run

Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	16961179	Search Date:	14/09/2024 07:20
Date Title Created:	13/10/1986	Request No:	49338760
Previous Title:	15622188		

ESTATE AND LAND

Estate in Fee Simple

LOT 2 REGISTERED PLAN 190392
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 714920888 05/02/2013

CAMERON ANTONY MARSH
NICOLA JOANNE MARSH

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10282038 (POR 102)
2. MORTGAGE No 720202740 11/08/2020 at 11:04
BANK OF QUEENSLAND LIMITED A.C.N. 009 656 740

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



OFFER FORM			
PROPERTY:	24 McCombe Road, Camp Mountain		
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 window furnishings - All keys associated with the property - All pumps and equipment associated with the pool - All pumps and equipment associated with the water tanks - All tools and implements associated with the fireplace
EXCLUSIONS	
SETTLEMENT DATE:	