

# 36 Burley Road, Cedar Creek

BLENDING NATURE & TIMELESS DESIGN: A SERENE CEDAR CREEK FAMILY RETREAT



Contact Agent



4 bed



3 bath



6 car



5 acres



## THE HOME

- Custom low-set weatherboard family home, designed by the current owner in collaboration with MP3 Design, constructed in 2010 by local Samford builder Tony Western (plans available)
- Raked ceilings in the living space highlight perfectly placed timber-framed glass sliding doors, clerestory & louvre windows, creating a light and airy atmosphere that brings the outdoors in
- Polished hardwood timber floors in the living spaces & carpeted bedrooms
- Entertainer's kitchen featuring an electric oven, gas cooktop, Bosch dishwasher, black pearl granite benchtops, breakfast bench with seating for 6, soft-close cabinetry, ample storage, and a large fridge space
- Open plan living featuring high ceilings, built-in cabinetry, ceiling fans & multiple timber-framed stacker doors that connect to a large northeast-facing L-shaped Queensland-style deck with views over the totally usable land to the mountains beyond
- Separate lounge or media room featuring ceiling fan, built-in cabinetry, plus NBN & TV output
- Master bedroom featuring ceiling fan, walk-in robe, and ensuite offering a single vanity, walk-in shower, and floor-to-ceiling tiles
- Three additional light-filled bedrooms all featuring ceiling fans, mirrored built-in robes & carpeted flooring
- Family bathroom featuring spacious shower, separate bath, single vanity & separate toilet
- Well-appointed laundry featuring plenty of appliance space, 2-tub sink, and convenient access to outside with the clothesline at the rear of the shed
- Fully insulated walls and roof
- Solar hot water system
- NBN dish installed on the roof & new Telstra tower located in Andy Williams Park on Cedar Creek Road providing reliable phone reception



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## THE LAND

- Idyllic environment for family living, surrounded by the sights and sounds of a subtropical landscape
- 5 acre parcel of land offering approx. 2.5 acres of lush cleared, totally usable, low maintenance landscaped gardens and grass, a seasonal creek with a rainforest vibe, plus an addition approx 2.5 acres of land that could be cleared to provide a paddock or left as it has been for the last 20 years for an easier way of life
- Relax to the melodies of native bird life and breakfast with the wallabies; marvelling at the ever-evolving rural landscape.
- Covered patio area in the yard for relaxed afternoons at home
- Established fruit trees, vege gardens and subtropical gardens
- Rural fencing with a farm gate entry









## **THE INFRASTRUCTURE**

- 12m x 7m fully insulated shed featuring 3 phase power, work benches, full bathroom + 2 vehicle annex and additional covered outdoor space
- Sustainable living with 8 kW solar power system and Tesla Powerwall featuring 2 batteries providing the home with overnight power and suitable to charge EV vehicles. The current owner receives a \$250-\$300 rebate from the energy provider per quarter...awesome!
- 2x 25,000L water tanks and large catchment for efficient water harvesting
- Bio-cycle onsite waste treatment system serviced quarterly as per council requirements





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Pristine Cedar Creek

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Main Street, Samford Village

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Samford Farmers Hall, Samford Village

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## THE LOCATION & ADDITIONAL INFO

- Located on a quiet no through road amongst a community of friendly neighbor's
- Easy walk to the banks of pristine Cedar Creek for fun weekend adventures
- 15 mins to Samford Village
- 25 min drive to Ferny Grove Train Station & the soon to be completed entertainment precinct
- 45 min drive to Brisbane CBD & Airport
- School bus pick up corner of Burley Road & Cedar Creek Rd providing transport to local schools + connections in Samford Village to quality private schools (Brisbane Bus Lines)
- Moreton Bay Regional Council Rates: approx \$800 per quarter

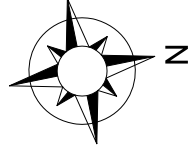
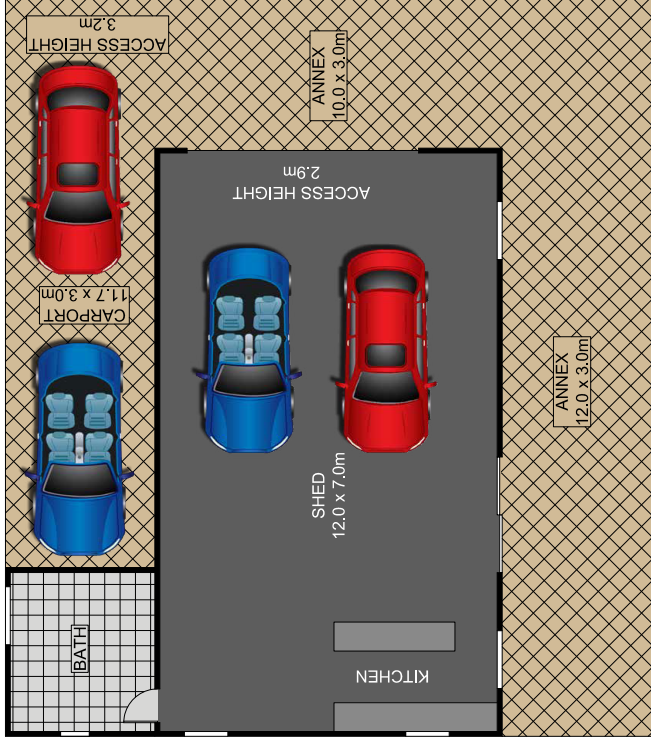
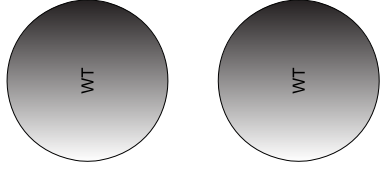
'In Real Estate,  
Always At Your Service' *Chelsea Perry*



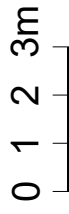
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INT : 215.64m<sup>2</sup>  
 EXT : 86.30m<sup>2</sup>  
 SHED : 94.23m<sup>2</sup>  
 CARPORT/ANNEX : 102.00m<sup>2</sup>  
 TOTAL : 498.17m<sup>2</sup>



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.

## 36 Burley Road, Cedar Creek





Burley Rd

229.5m

2.00 ha

205.5m

106° 20'

75 Lowley Rd

Burley Rd

Krakalini Cl





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<b>OFFER FORM</b>			
<b>PROPERTY:</b>	36 Burley Road, Cedar Creek		
<b>BUYERS DETAILS</b>			
<b>BUYER 1 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 1 – ADDRESS</b>			
<b>BUYER 1 – PHONE NUMBER</b>			
<b>BUYER 1 – EMAIL ADDRESS</b>			
<b>BUYER 2 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 2 – ADDRESS</b>			
<b>BUYER 2 – PHONE NUMBER</b>			
<b>BUYER 2 – EMAIL ADDRESS</b>			
<b>BUYERS SOLICITOR NAME:</b>			
<b>SOLICITOR ADDRESS:</b>			
<b>SOLICITORS PHONE:</b>		<b>FAX:</b>	
<b>SOLICITORS EMAIL:</b>			
<b>PURCHASE DETAILS:</b>			
<b>PURCHASE PRICE:</b>	\$		
<b>INITIAL DEPOSIT:</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract is fully negotiated & dated (initial deposit due)
<b>FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract becomes unconditional - finance <b>PLEASE CIRCLE ONE 7 DAYS 14 DAYS</b>
<b>FINANCE:</b>	<b>PLEASE CIRCLE ONE</b> Not Subject to Finance    7 Days    14 Days    21 Days		
<b>BUILDING &amp; PEST:</b>	<b>PLEASE CIRCLE ONE</b> 7 DAYS    14 DAYS		



<p><b>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b></p>	
<p><b>INCLUDED CHATTLES</b></p>	<ul style="list-style-type: none"> <li>- Dishwasher</li> <li>- All light fittings including pendants</li> <li>- All blinds and window furnishings</li> <li>- All keys associated with the property</li> <li>- All pumps &amp; equipment associated with the water tanks</li> <li>- All inverters, panels &amp; equipment associated with the solar</li> <li>- Tesla Powerwall 2 battery storage</li> <li>- John Deer 42 inch zero turn mower</li> <li>- Honda brush cutter</li> <li>- Sthil chainsaw</li> <li>- Yard and gardening tools</li> <li>- Movable work bench</li> <li>- Outdoor area furniture</li> </ul>
<p><b>EXCLUSIONS</b></p>	
<p><b>SETTLEMENT DATE:</b></p>	