

14 Pinewood Dr, Samford Valley

GRAND QUEENSLANDER, 2 FLAT ACRES & MOUNTAIN VIEWS!



Contact Agent



4 bed



3 bath



2 car



8,224 m²



THE HOME

- High-set traditional Queenslander, built in 1991 and thoughtfully renovated
- Period features include polished timber floors, archway fretwork, decorative skirt walls, stained glass windows, high raked timber ceilings with vintage lighting, and ornate ceiling roses
- Formal entry leads to the family room, with stained glass French doors on either side connecting to the dining and lounge
- Family room featuring split system air conditioning, mountain views and access to the back deck via French doors
- Lounge area features split system air conditioning, mountain views and access to the front verandah via French doors
- Additional versatile room for dining, study, or library with mountain views, and access to the front verandah via French doors
- Spacious modern kitchen opens to the outdoor alfresco via stacker doors, featuring an electric oven, induction cooktop, dishwasher and combined butler's pantry/laundry
- The master bedroom features mountain views, double-hung sash windows, curtains, walk-in robe, ceiling fan, split system air conditioning, private access to the front verandah through French doors and a modern tiled ensuite with a floating vanity, dual basins, shower, toilet, and double-hung sash window
- Three additional well-appointed light filled bedrooms with ceiling fans, ducted air-conditioning, double hung sash windows, curtains and built-in robes, one with access to the front verandah via French doors
- Family bathroom with a large corner spa, shower, and vanity, plus a separate powder room with basin
- Downstairs bathroom includes a shower, toilet and vanity with convenient outdoor access from the pool
- Large wraparound front verandah with two rotundas, panoramic views and back entertainers deck with stairs to the backyard
- 2-car garage with electric remote doors
- Electric hot water system
- NBN internet (FTTC)



CRAIG DOYLE
REAL ESTATE

















THE LAND

- 2+ acres of fully usable land with elevated mountain views
- Raised vege gardens conveniently accessed via back stairs from the kitchen
- Established trees well positioned to provide shade and additional privacy from neighbors
- Expansive low maintenance yards
- Neat & established garden beds
- Five mature palms surround the central staircase



THE INFRASTRUCTURE

- 100,000L infinity-style in-ground saltwater/chlorine concrete pool
- 4m x 3m freestanding aluminum pergola with louvred roof on wooden deck beside pool
- Thoughtful pool enclosure eliminates the need for a street-facing fence, offering unobstructed mountain views and sandstone retaining walls
- Farm fencing to boundary and dog-fenced house yard
- 12m x 7m shed with 3-phase power
- Town water supply with additional 32,000L concrete tank
- 100m deep bore serviced by Samford Valley Pumps
- Programmable and automated irrigation system for the front lawn and irrigation line around the perimeter, extendable to the rear
- Septic maintained quarterly by SuperTreat
- Bitumen driveway with solar electric front gate



CRAIG DOYLE
REAL ESTATE





THE LOCATION & ADDITIONAL INFO

- Located on a quiet no through road amongst a community of friendly neighbor's
- 5 mins to Samford Village
- 18 min drive to Ferny Grove Train Station & the soon to be completed entertainment precinct
- 45 min drive to Brisbane CBD & Airport
- 5 min drive to Samford State School | 7 min drive to Samford Valley Steiner School | 18 min drive to Ferny Grove State High
- School Bus pickup at the end of Pinewood Drive
- Moreton Bay Regional Council Rates: approx \$ 750 per quarter | Unity Water: approx \$ 550 per quarter

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

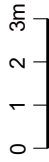
Chelsea Perry



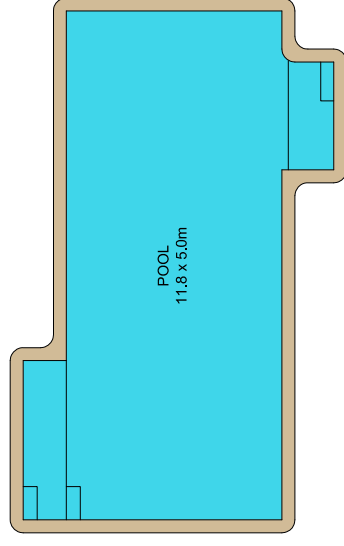
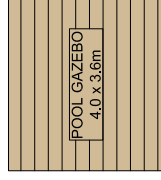
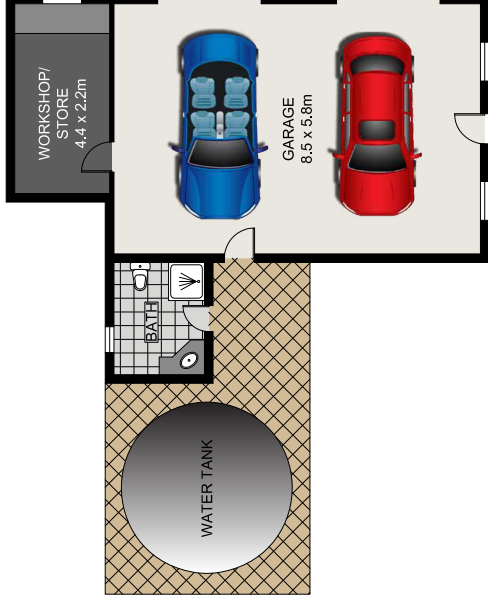
0415 901 389 | chelsea@craigdoyle.com.au



CRAIG DOYLE
REAL ESTATE



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.



LOWER LEVEL



INT	: 251.23m ²
EXT	: 152.60m ²
GARAGE	: 49.30m ²
WORKSHOP/STORE	: 9.68m ²
TOTAL	: 462.81m ²

14 Pinewood Drive, Samford Valley





OFFER FORM			
PROPERTY:	14 Pinewood Drive, Samford Valley		
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 and remotes associated with the property - All pumps and equipment associated with the pool - All pumps & equipment associated with the water tank - All pumps & equipment associated with the bore
EXCLUSIONS	
SETTLEMENT DATE:	