

69 Cash Ave, Samford Village

TRANQUIL FAMILY HOME IN DESIRABLE SAMFORD VILLAGE LOCALE



Contact Agent



4 bed



2.5 bath



2 car



820 m²



THE HOME

- High set brick and tile family home built in 1973 however recently renovated throughout
- Hardwood timber floors throughout the upper level, quality vinyl planking throughout the lower level
- High ceilings upstairs and standard ceiling height downstairs
- Renovated kitchen featuring stone benchtops, electric oven, gas cooktop & dishwasher
- Kitchen & meals area leading to large covered alfresco entertaining area
- Spacious upstairs lounge featuring split system AC & access to an additional covered patio with never to be built out views across the Scouts land
- Second lounge room downstairs featuring split system AC & glass sliding door to another patio with direct access to the front yard
- Master bedroom includes split system AC, ceiling fan, built in robe and ensuite
- Additional two light filled bedrooms upstairs both featuring split system AC, built in robes & ceiling fans
- Family bathroom upstairs featuring single vanity, shower, separate bath & separate toilet
- Fourth bedroom downstairs featuring a powder room
- Separate office space downstairs featuring built in storage perfect for those that work from home
- Downstairs laundry featuring ample storage, sink & external access
- Double lock up garage featuring internal access & additional storage
- Security screens throughout
- Electric hot water system



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REAL ESTATE











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THE LAND

- 820 m2 Village block
- Fully fenced back yard perfect for kids & pets
- Established Lemon, Passionfruit and Mango Trees
- Well presented low maintenance landscaping
- Raised vege gardens



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THE INFRASTRUCTURE

- 6m x 3m colourbond shed featuring 6m x 2m covered patio area
- Additional 3m x 3m garden shed at the rear of the property
- Chook pen featuring fenced run
- 20,000L underground concrete water tank plumbed to all toilets
- 9.5m x 2.4m gated & covered side annex - potential for additional covered car accommodation



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THE LOCATION & ADDITIONAL INFO

- Located on a quiet no through road amongst a community of friendly neighbours
- Never to be built out views of Scouts parkland across the road
- Only 700m from Main Street
- 25 mins to Brisbane CBD & Brisbane Airport
- 3 min to Samford State School | 5 mins to Samford Valley Steiner School | 10 mins to Ferny Grove State High School
- Easy 8min walk to cafes and all the amenities of Samford Village
- Moreton Bay Council Rates: approx \$600 per quarter
- Unity Water Rates: approx \$300 per quarter

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

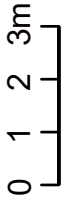
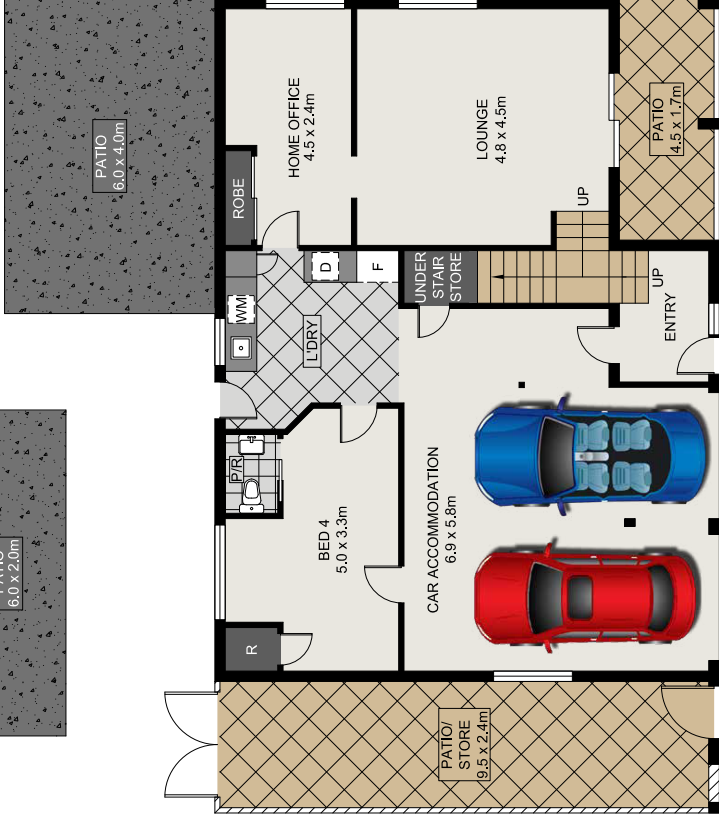
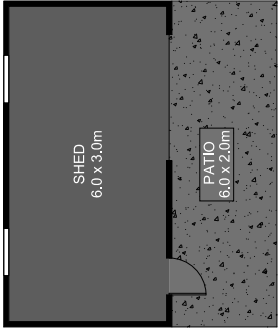
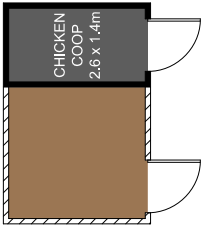
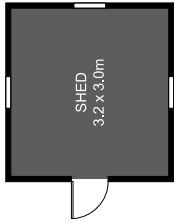
Chelsea Perry



0415 901 389 | chelsea@craigdoyle.com.au



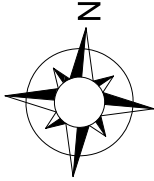
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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LOWER LEVEL

UPPER LEVEL



INT	: 160.41m ²
EXT	: 103.45m ²
CHICKEN COOP/SHED	: 38.00m ²
CAR ACC.	: 37.17m ²
TOTAL	: 339.03m ²

69 Cash Avenue, Samford Village



OFFER FORM			
PROPERTY:	69 Cash Ave, Samford Village		
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 curtains • All keys and remotes associated with the property
EXCLUSIONS	
SETTLEMENT DATE:	