

GRAND DESIGNS INSPIRED MOUNTAIN RETREAT WITH SPECTACULAR VIEWS!

List of Attributes • 8 Bulcock Ave, Mount Nebo



Contact Agent



3 bedrooms



2 bathrooms



2 car spaces

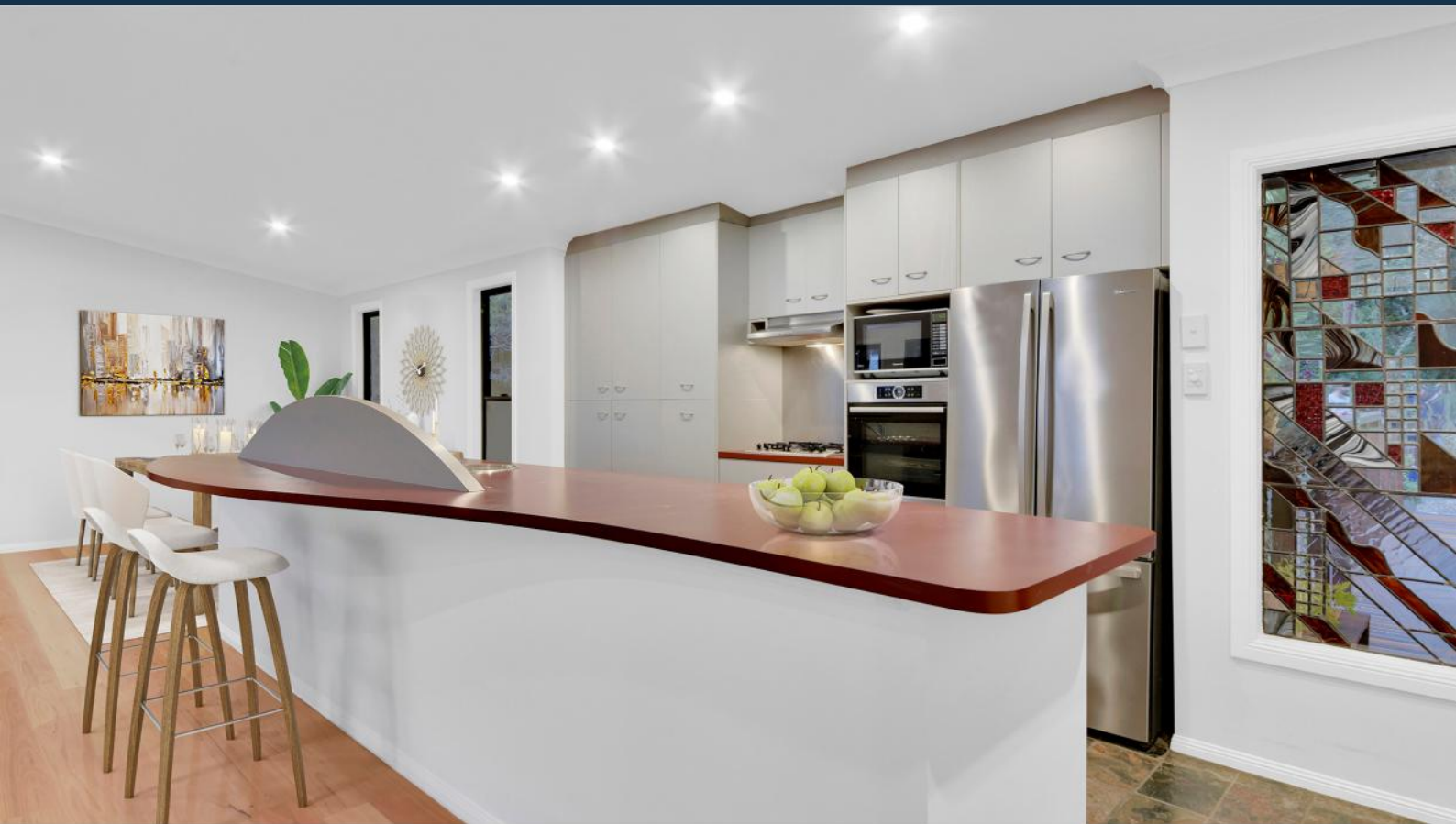


THE HOME

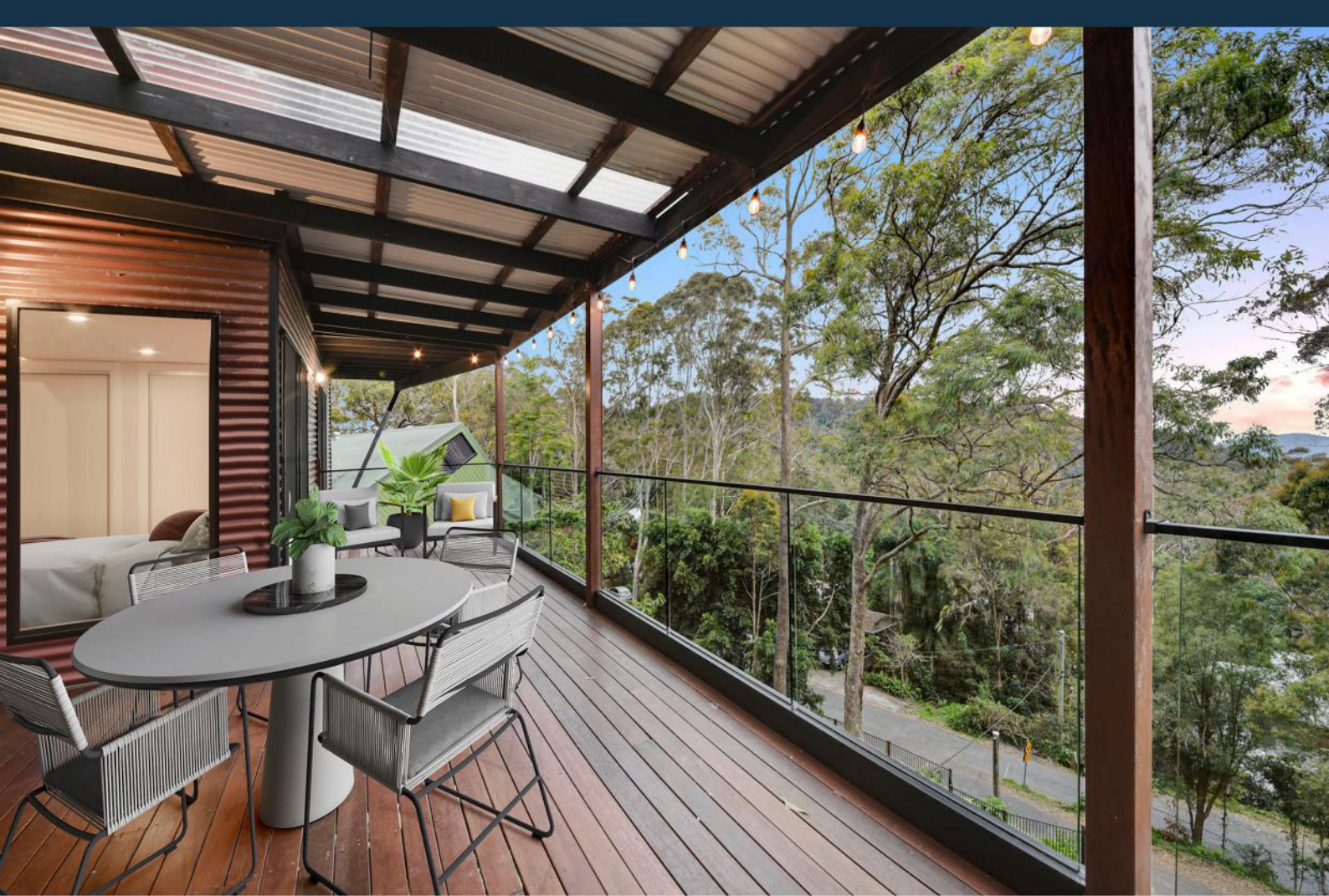
- Architect designed home built in 2000
- Masterfully renovated by the current owners
- Open plan kitchen, living and dining space featuring pavilion style ceiling & huge 'Quadrafire' slow combustion wood burner
- Kitchen featuring large island bench, built in cabinetry and clever storage solutions including two pull out pantry's, quality stainless steel gas cook top, oven & dishwasher
- Huge outdoor entertainment deck featuring glass balustrade to highlight the tranquil rural, mountain & valley views
- High ceilings throughout
- Expansive use of glass and louvre windows creates light, airy feel with passive solar efficiency
- Hardwood timber floors throughout the open plan living space, brand new carpet in all bedrooms
- Private master retreat occupying the entire 3rd floor featuring new carpet, new LED lights, new ceiling fan, balcony with the best views (given the extra height), huge walk in robe & beautifully renovated ensuite featuring large walk in shower with floor to ceiling tiles, custom single vanity with face level mirrored storage including power-points & open timber shelves
- Additional 2 light filled bedrooms both featuring built in robes with mirrored sliding doors, new ceiling fans, new carpet, stunning views - bed 3 featuring an Uber cool bespoke, custom designed & built, Tasmanian Oak loft big enough to host a Queen size bed top & bottom. The functional design offers a desk area & bookshelf on the top
- Recently renovated family bathroom offering floor to ceiling tiles in wet areas, custom single vanity with face level mirrored storage including power-points, 6ft cast stone bath & huge walk in shower
- LED lights throughout
- New ceiling fans in all bedrooms
- Internal laundry downstairs featuring storage, sink & access to outside however there is a clothes line in the garage for convenience
- Loads of storage throughout including huge under stair space
- Two car, remote garage with internal access
- Engineered plans available to build in & extend downstairs creating another living space, two bedrooms, bathroom, bigger laundry & external deck - subject to council approval

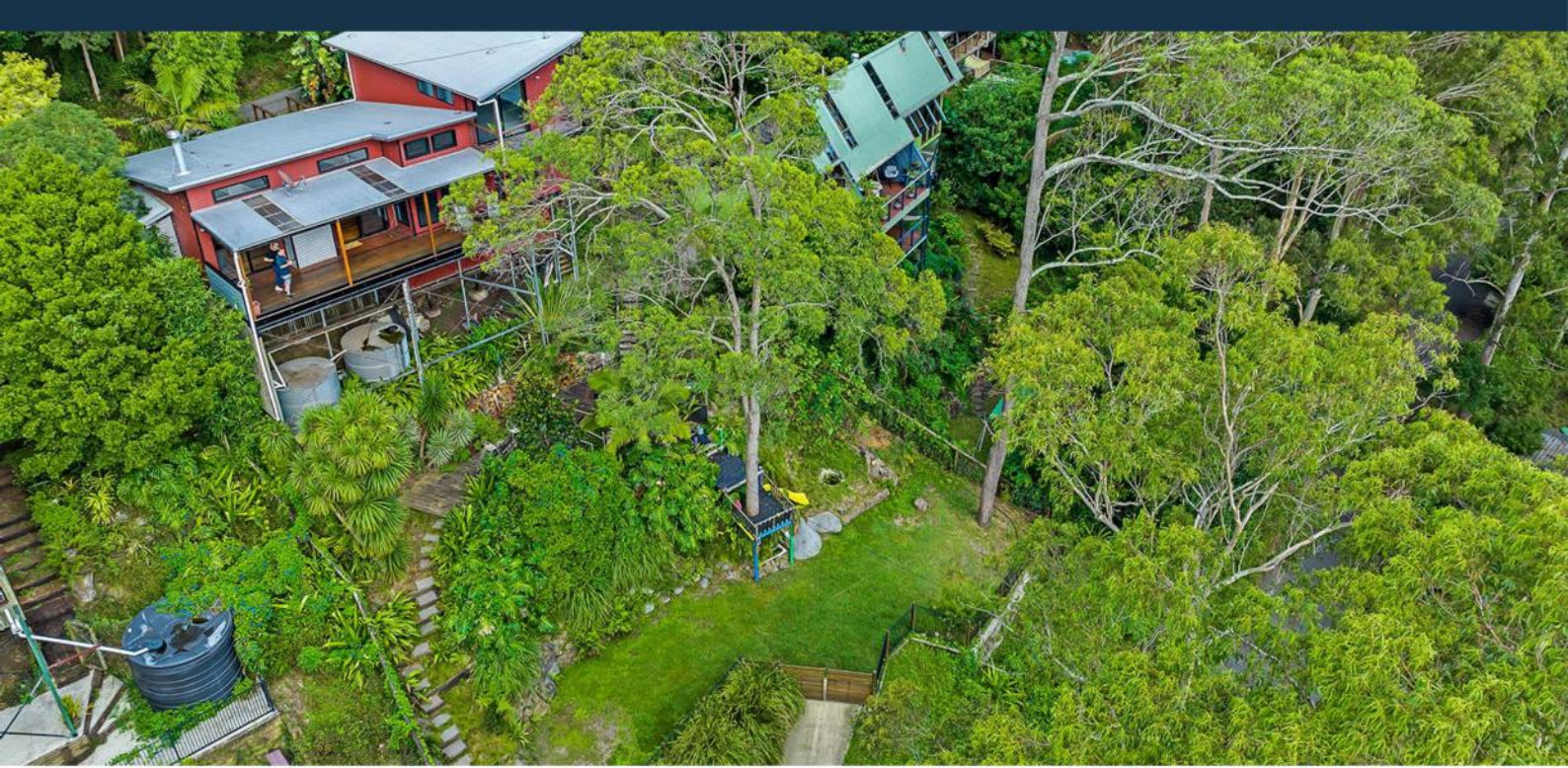


CRAIG DOYLE
REAL ESTATE



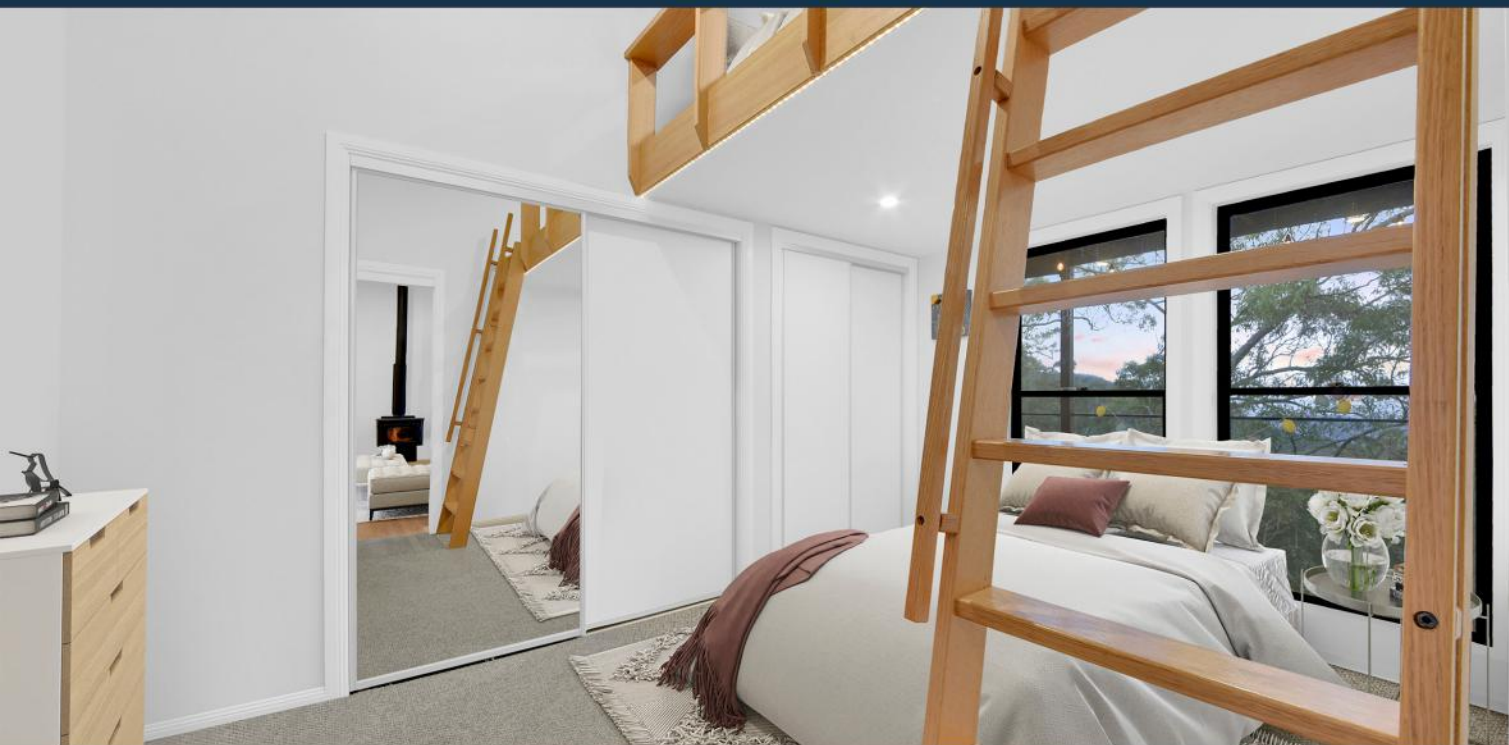






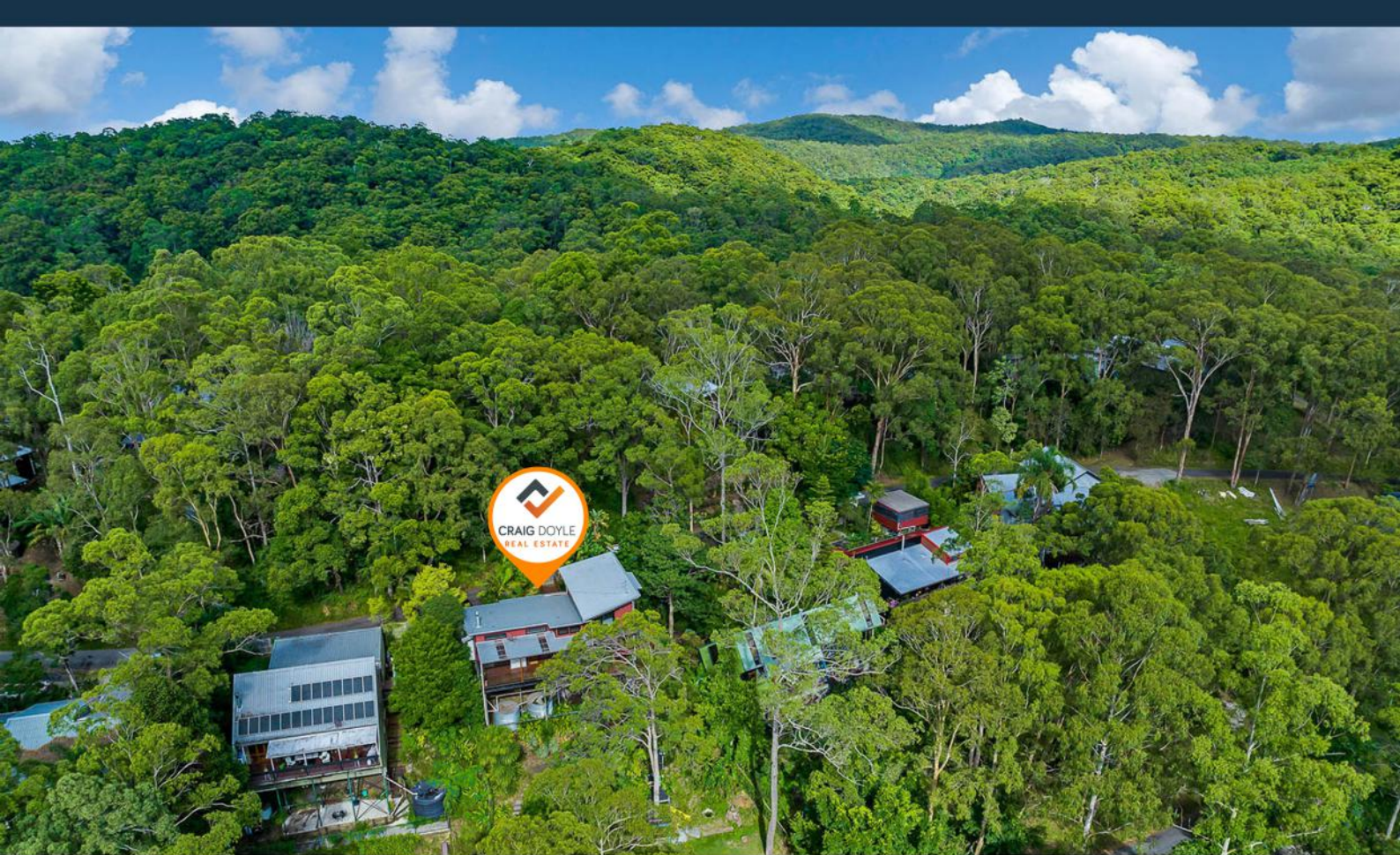
THE LAND

- Totally maximised 880 m² of land including terraced back yard creating flat level lawn perfect for your kids & pets
- Off street parking for 5+ cars/trailer – concrete driveway from Bulcock Ave to internal garage + additional off street parking space
- 2nd street access from McSweeney Crescent – concrete driveway and double gate allowing easy access with car & trailer
- Chook pen, raised vege/herb gardens, fruit trees, ponds for native frogs & fabulous kids adventure playground
- Established, low maintenance landscaped gardens & mature trees
- Peaceful, private & usable!



THE INFRASTRUCTURE

- Kids play platform custom built around a shady gum tree and accessed by a draw bridge ensuring hours of imaginative outdoor play
- 14,000L water tank capacity
- 2x concrete all weather driveways - Bulcock Ave to main entrance/garage + McSweeney Cres to back yard
- Instant gas hot water & gas cooking serviced by on-site gas bottles
- High-speed satellite internet (Starlink) & 4G phone reception (Telstra)
- Aqua-Nova Bio-Cycle on-site waste treatment system



THE LOCATION & EXTRA INFO

- Surrounded by natural beauty including National Parks, water holes, bush walking trails, native flora & fauna, healthy wildlife & spectacular lookouts
- A vibrant friendly community with local businesses offering yoga, meditation, massage, music and more
- Walk to local Mount Nebo school or school bus stop for The Gap State High School
- 5 minutes to local cafes, including the village hall hosting monthly 'Pub Nights' and special events (Mountain Idol, Halloween, Barn Dance etc)
- 20 mins to Samford Valley incl Steiner School & Village for dining, groceries & more - 10 mins back via The Goat Track
- 20 mins to The Gap for easy public transport connections
- 45 mins to Brisbane CBD or Brisbane Airport
- Moreton Bay Council Rates: approx \$365 per quarter

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

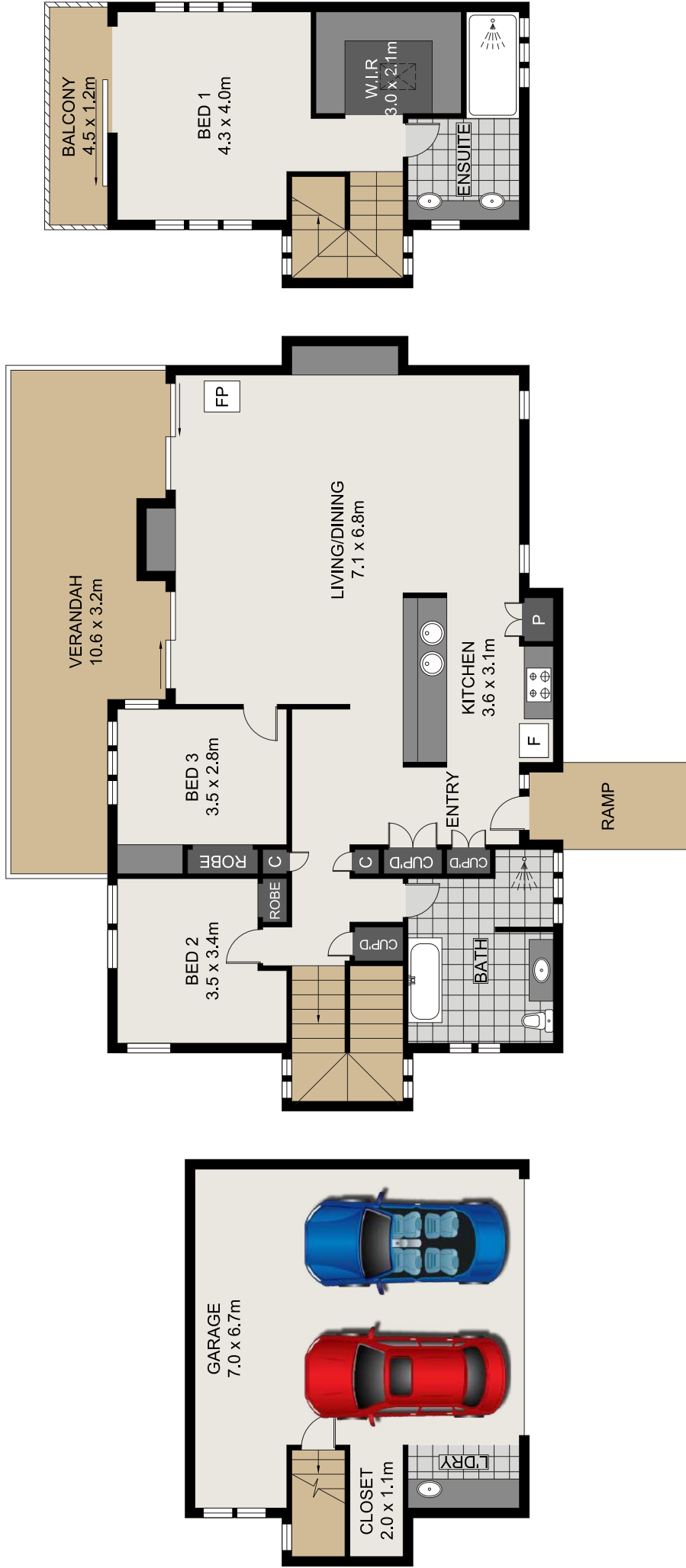
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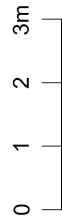
**CRAIG DOYLE
REAL ESTATE**



GROUND LEVEL

LEVEL ONE

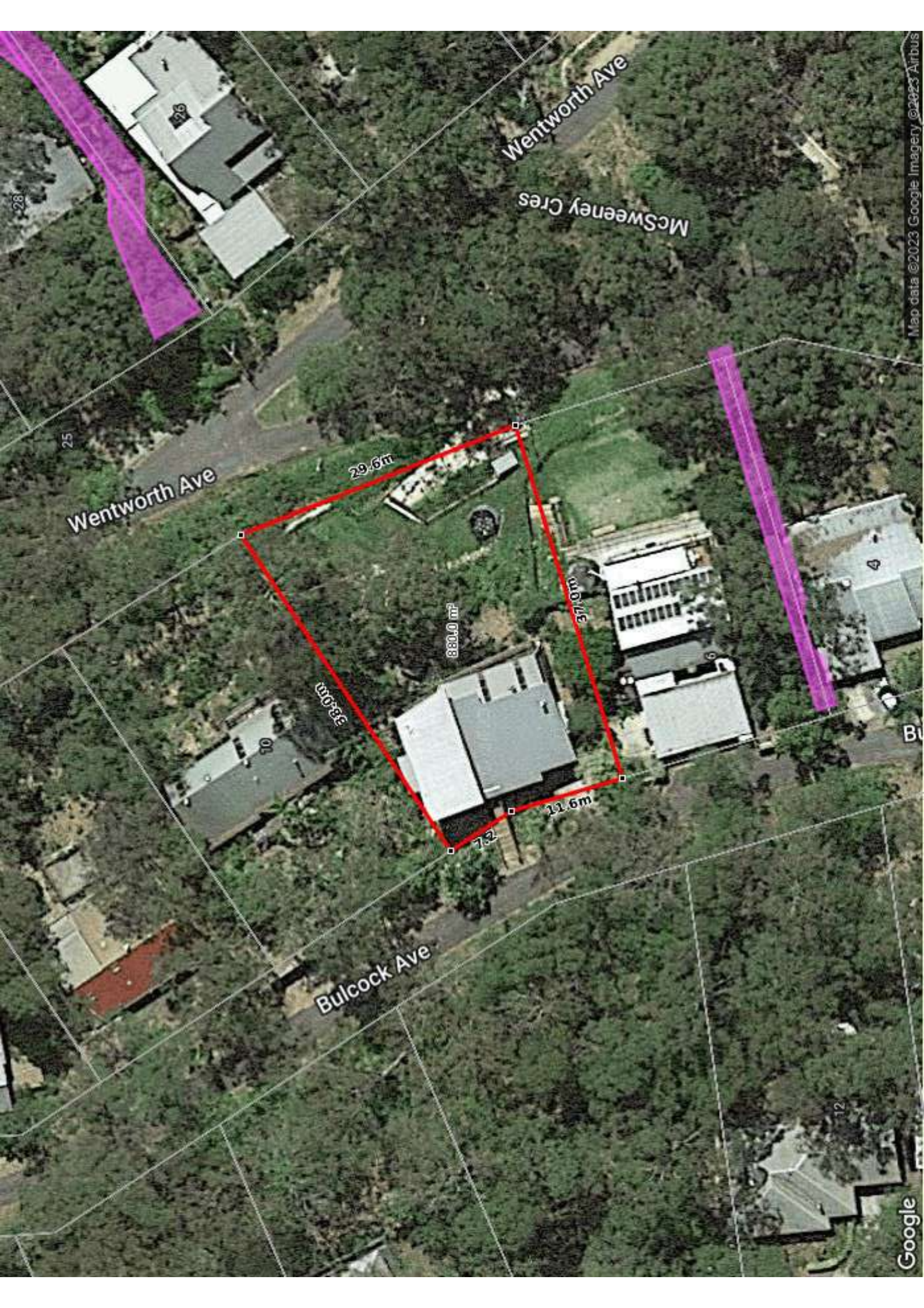
LEVEL TWO



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	:	154.75m ²
EXT	:	33.34m ²
GARAGE	:	49.20m ²
TOTAL	:	237.29m ²

8 Bulcock Avenue, Mount Nebo



Wentworth Ave
McSweeney Cres

Wentworth Ave

Bulcock Ave

29.6m

880.0 m²

37.0m

11.6m

33.0m

28

26

25

10

4

6

12

Google

Map data ©2023 Google Imagery ©2023 Airbus