

143 Andrew Road, Mount Samson

A FEDERATION-INSPIRED SANCTUARY OF EQUESTRIAN EXCELLENCE

 Contact Agent

 4 bed

 2 bath

 5 car

 3.13 ha



THE HOME

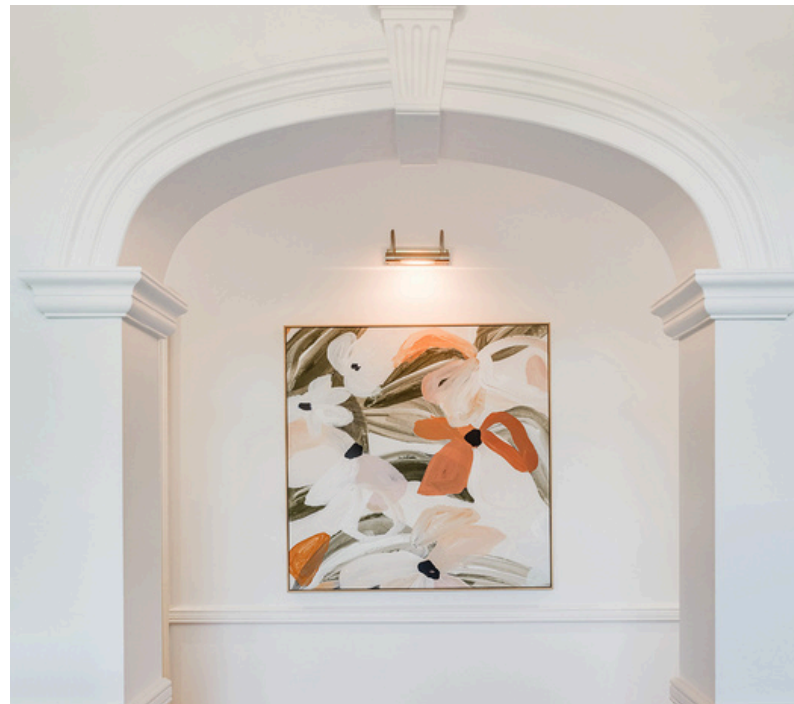
- **Build:** Federation-inspired low-set brick homestead, built in 2007 (plans available)
- **Ceiling Heights:** 2.7 m ceilings throughout.
- **Flooring:** Sydney grey-gum timber floors in the living, dining, kitchen, and hallways. Wool loop-pile carpet in the bedrooms and media room, with tiled floors in the bathrooms and laundry.
- **Heating/Cooling:** Ducted air conditioning throughout, with additional reverse-cycle split systems in the master bedroom and office/lounge.
- **Kitchen:** The open-plan, newly renovated modern country kitchen features a spacious pantry, soft-close cabinetry, a chef-quality QASAIR ducted range hood, a 5-burner stainless steel stove, Caesarstone benchtops with a large island, a Miele dishwasher, an Electrolux oven, a newly installed tap filter, and large fridge space.
- **Living & Dining:** Open-plan living and dining areas with mountain views, seamlessly connected to the wrap-around veranda/deck through large wooden sliding glass doors.
- **Office/Lounge:** A versatile, separate room suitable as a media room, home office, or rumpus room.
- **Master Bedroom:** Featuring a walk-in robe, wool loop-pile carpet, plantation shutters, new floor-to-ceiling sheer curtains with block-out lining, access to the veranda/undercover entertaining area, ducted air conditioning, reverse-cycle split system, ceiling fan, and newly installed LED lighting. The ensuite features a dual vanity, shower and separate toilet with newly installed cabinetry.
- **Bedrooms:** Three additional light-filled bedrooms with built-in wardrobes, wool loop-pile carpet, plantation blinds, ducted air conditioning, and ceiling fans. Bedroom 4 includes access to the veranda via French doors.
- **Bathrooms:** A spacious ensuite in the master bedroom and a family bathroom with a separate toilet, shower, and bath.
- **Outdoor Living & Entertaining:** The property features multiple outdoor entertaining areas, including a wrap-around veranda with expansive Merbau decking, an additional undercover space, and a large poolside deck with an adjacent entertaining area overlooking the swimming pool and fishpond.
- **Laundry:** Featuring built-in cabinetry with sliding hide-away laundry baskets, a large benchtop, laundry sink, external access, and mountain views.
- **Internet:** NBN Fixed Wireless connection with excellent speed.

See back pages for further details on recent improvements, materials & finishes...

















THE LAND

Land and Gardens

- 3.13 hectares (7.73 acres) of fully usable, lush, fertile land.
- Beautifully established gardens featuring native shrubs, flowers, and trees, including teddy-bear magnolias and gums.
- Established fruit orchard with a variety of trees, including oranges, apples, lemons, limes, mangoes, macadamias, pecans, mulberries, olives, pomegranates, and avocados.
- Well-maintained vegetable and herb gardens growing lettuce, cucumbers, eggplants, tomatoes, strawberries, asparagus, and an array of herbs.
- Large chicken coop.
- A large, healthy dam connected to a seasonal network of streams.

Location and Views

- Elevated position offering 360-degree mountain views.
- Full visibility of the arena, horse paddocks, stables, and gardens from the home.
- Tranquil setting with stunning sunrises, sunsets, and abundant native wildlife.
- Convenient proximity to both Samford Village and Dayboro.

See back pages for further details on recent improvements, materials & finishes...



EQUESTRIAN FACILITIES

- **Arena:**
 - Olympic-sized (60m x 20m) all-weather dressage arena, built in 2021 by Todd Cunningham (ELD)
 - Meticulously maintained with professional servicing in March 2024
 - Excellent drainage system to handle heavy rainfall
- **Stables:**
 - Two large stables with rubber matting for non-slip and cushioned surfaces
 - Soft cushioned wall matting for horse safety
 - Sand yards with underfloor drainage connected to the stable block
 - Wash-bay and tack-up area with nearby water tank supply
- **Barn:**
 - American barn with mezzanine for storage
 - Separate road access via a reinforced driveway
 - Space for horse floats or multiple vehicles
- **Fencing:**
 - New durable fencing with Fibre Reinforced Polymer (FRP) posts for longevity
 - Equimesh wire for horse safety and dog-proofing around key areas
 - Separate dog-fenced house yard

See back pages for further details on recent improvements, materials & finishes...



THE INFRASTRUCTURE

- **Pool:** Inground PebbleCrete saltwater chlorinated pool with a leafy pool deck.
- **Security:** CrimSafe security fly-screen sliding doors for enhanced protection.
- **Water Supply:** 40,000L tank water at the house. 20,000L and 10,000L tanks at the American barn. 5,000L tank at the shed near the house.
- **Power:** 3-phase power throughout the property.
- **Solar:** 28 solar panels with a 4.8kW solar system and Fronius solar inverter.
- **Hot Water System:** Newly installed 315L Vulcan electric hot water system.
- **Undercover Parking:** Large double garage at the house. 1x additional undercover carport area associated with the shed near the house. Large American barn with separate road access, providing undercover parking for approximately 4 cars or two horse floats.
- **Waste Treatment:** BioCycle wastewater treatment system, maintained by Maxfield Wastewater.

See back pages for further details on recent improvements, materials & finishes...



Main Street, Samford Village

Chelsea Perry CRAIG DOYLE REAL ESTATE



Samford Farmers Hall, Samford Village

Chelsea Perry CRAIG DOYLE REAL ESTATE

THE LOCATION & ADDITIONAL INFO

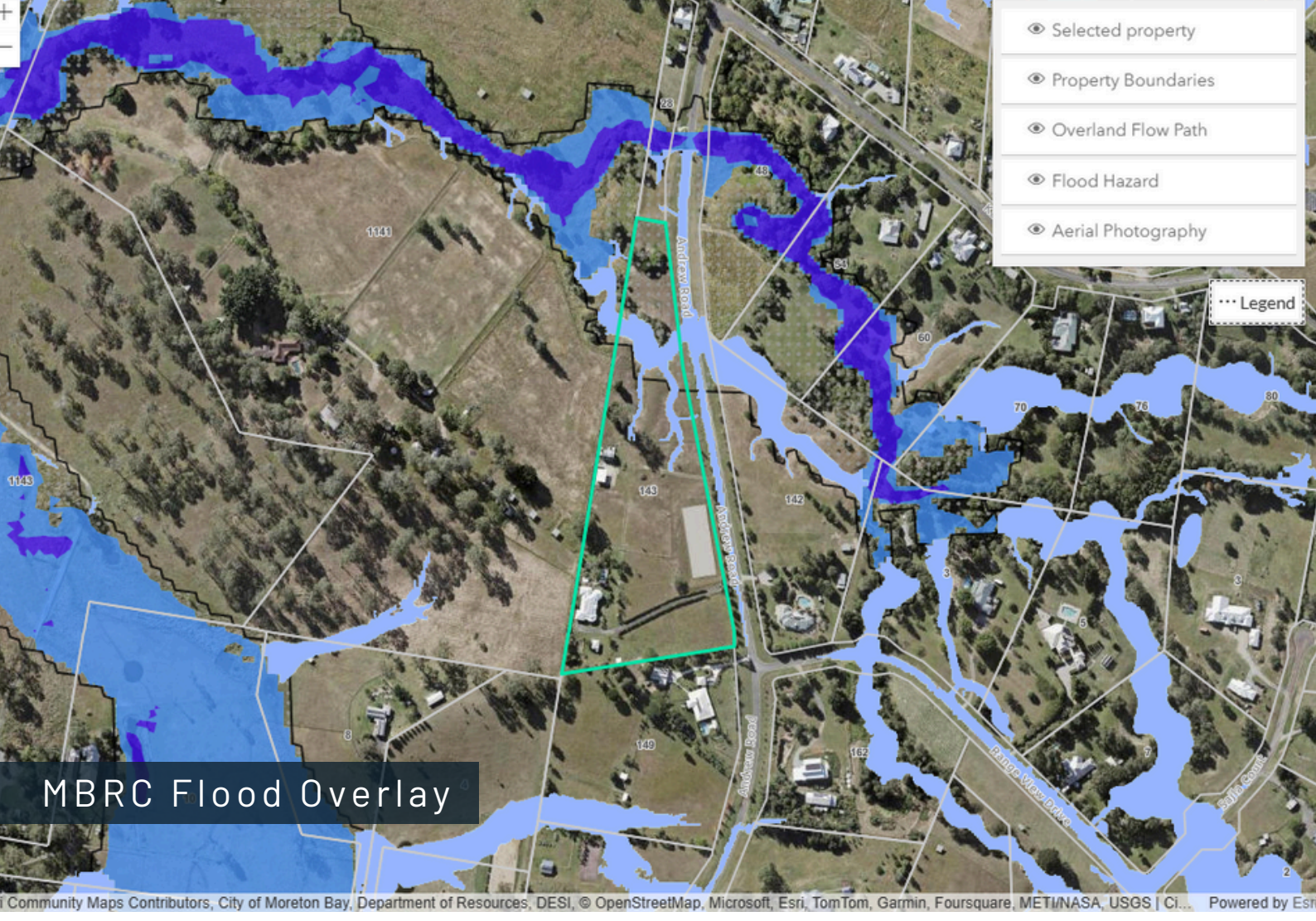
- Situated in the prestigious and highly sought-after enclave of Mount Samson, surrounded by a welcoming community of friendly neighbors.
- 1 minute drive to Mount Samson Primary School and local Day care (Mount Samson Sparrow Early Learning Centre)
- 12 min drive to Samford Village & Samford State School
- 16 mins to Samford Valley Steiner School Steiner School
- 12 min drive to Dayboro township
- 46 min drive to Brisbane CBD & 42 min drive to Brisbane Airport
- School bus on Mount Samson Road with connections in Samford Village & Ferny Grove to various private schools
- 21 min drive to Ferny Rail, the soon to be completed entertainment precinct & Ferny Grove High School
- Moreton Bay Council Rates: approx \$700 per quarter (All Tank water, including large dam, no unity water fees)

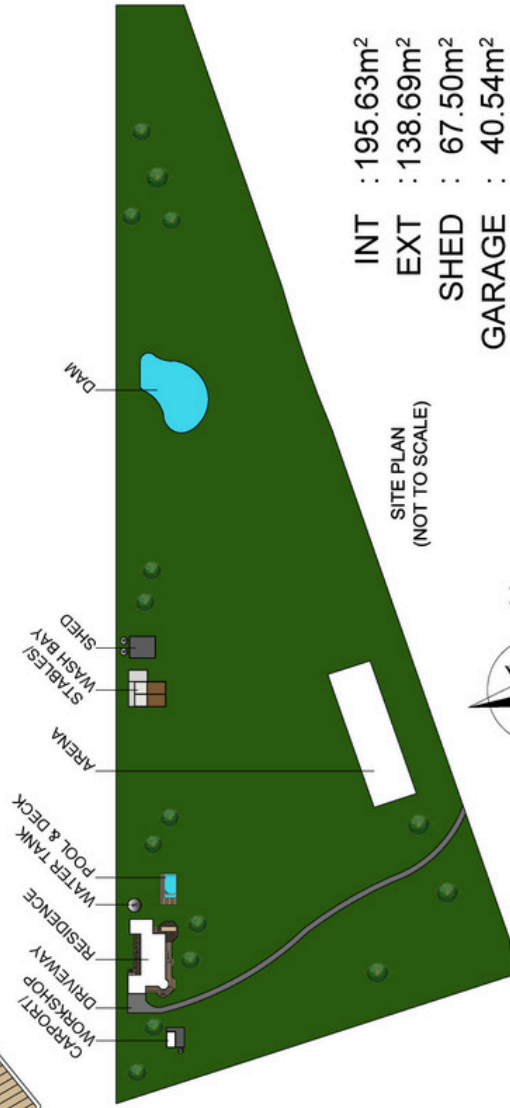
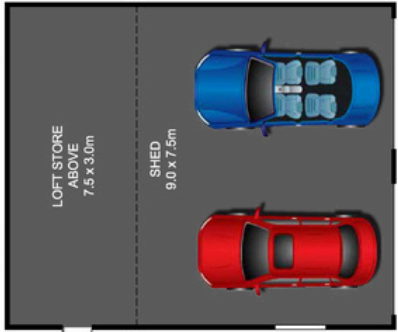
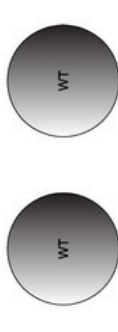
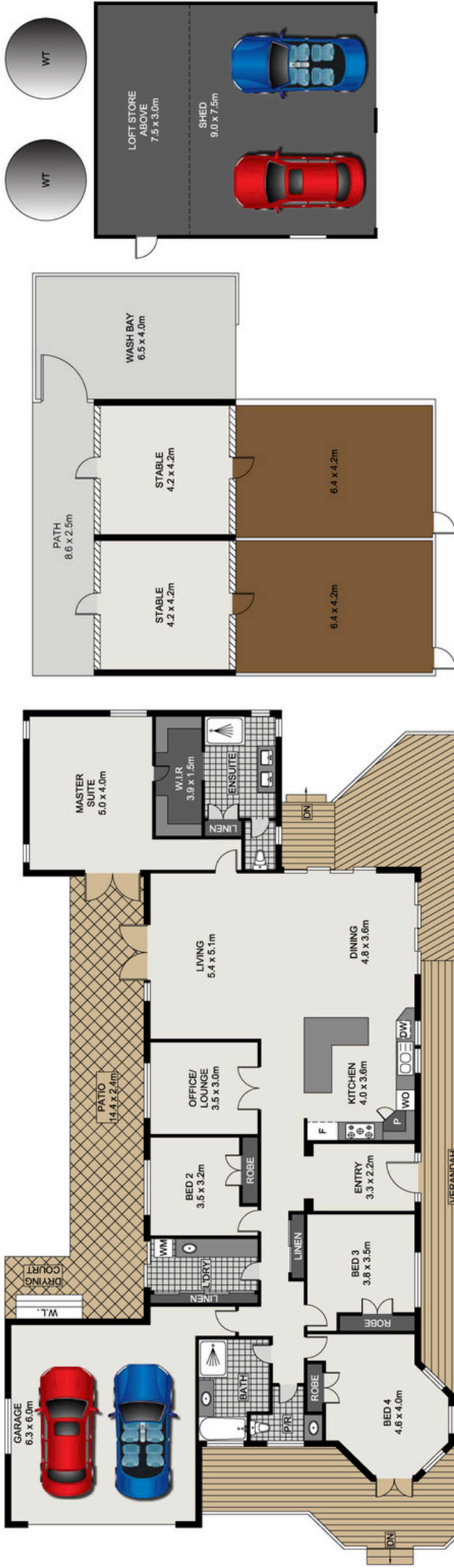
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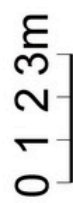
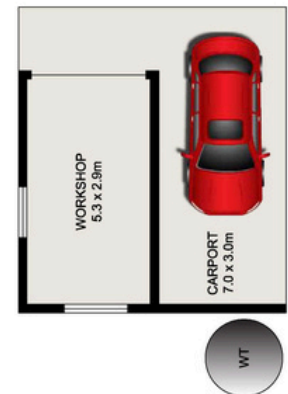
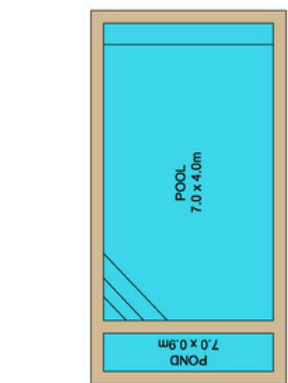






SITE PLAN
(NOT TO SCALE)

INT	: 195.63m ²
EXT	: 138.69m ²
SHED	: 67.50m ²
GARAGE	: 40.54m ²
STABLES/WASH BAY	: 117.80m ²
CARPOT/WORKSHOP	: 41.32m ²
TOTAL	: 601.48m²



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.

143 Andrew Road, Mount Samson

RECENT IMPROVEMENTS, MATERIALS & FINISHES..

Home Improvements

- **Kitchen Renovation:**
 - New chef-quality ducted QASAIR rangehood, soft-close cabinetry, and feature tiling.
- **Lighting:**
 - LED downlights and ceiling lights installed throughout the house, with dimming options in the master bedroom and living space.
- **Appliances & Fixtures:**
 - New Miele dishwasher.
 - Ducted exhaust fans installed in both toilets.
 - Newly installed 315L Vulcan electric hot water system.
- **Climate Control:**
 - Mitsubishi split system air-conditioning and heating units installed in the main bedroom and study/media room for energy-efficient cooling and heating.
- **Timber Floors:**
 - Sydney Grey Gum timber floors freshly re-sanded and refinished in 2024, treated with Loba 2K Invisible Protect to enhance the natural beauty and provide a durable, scratch-resistant surface.
- **Painting and Curtains:**
 - Freshly painted kitchen, living, and hallway spaces.
 - New floor-to-ceiling sheer curtains in the living area and master bedroom, with blackout curtains also in the master bedroom.
- **Exterior Lighting:**
 - Large high-power spotlight installed at the front of the house to illuminate the front yard and adjacent horse paddocks.

Outdoor Improvements

- **Veranda Deck:**
 - Refurbished and replaced veranda deck in 2024.
- **Lighting at American Barn:**
 - New lighting and spotlights added to the American Barn (Large bottom shed).

Equine Infrastructure

- **Design & Safety:**
 - All new equine infrastructure, including fencing, stables, and the arena, was designed by the current owner (a veterinarian) with a focus on horse health and safety.
 - Stables include rubber-covered concrete pathways behind the stable block for easy, clean access to wash bays, essential for maintaining horse health and safety.
 - Large sand yards with excellent drainage and roof overhangs to provide shelter from rain and sun while horses are in the yards. These yards connect directly to the stable, offering flexibility to manage horse mobility.
 - Paddocks adjacent to the house, designed for mares and foals, feature complete Equimesh fencing to prevent injuries to horses and foals.
- **Drainage & Water Management:**
 - Careful earth shaping and the installation of an underground agricultural drainage system around the arena, stable, and American barn ensure rapid drainage in heavy rain, with all runoff directed into the property's dam.
 - All horse paddocks are gently sloped to maintain excellent drainage.
- **Dressage Arena:**
 - Newly built Olympic-sized (60m x 20m) all-weather dressage arena, completed by Todd Cunningham (Equestrian Land Developments) in 2021 and meticulously maintained, with the most recent professional maintenance completed in March 2024.

- **Stable Complex:**

- High-quality stable complex completed in 2022, featuring two large stables with an extra-large wash-bay and tack-up area.
- All concrete flooring covered in Elite Equine 'Versa' rubber matting for a non-slip surface and optimal cushioning for horses.
- Soft cushioned Elite Equine wall matting ensures maximum safety and leg protection for the horses.
- Stables are designed for natural ventilation while offering full protection from the elements.
- Custom hardwood stable panels for durability and horse comfort.

- **Yards & Access:**

- Each stable is paired with a large sand yard, featuring washed river sand with underfloor drainage, connected to the newly installed underground agricultural drainage system. Access to the yards can be controlled by the stable doors, allowing for flexibility in horse management.
- Stables and yards are elevated to ensure they remain dry and free from flooding, regardless of weather conditions.

- **Power & Lighting:**

- Power supplied to stables, with excellent lighting throughout the stables and wash-bay area. A large, powerful spotlight illuminates the horse yards, arena, and paddocks.

- **Water Supply:**

- Water is supplied to the wash-bay area from a large water tank located behind the American

Property Infrastructure & Fencing

- **Barn**

- The large American barn, although pre-existing, has undergone significant upgrades, including the addition of an extensive underground drainage system.
- Located adjacent to the stables, the barn features a mezzanine for optimal storage of horse and agricultural equipment, tack, and feed.
- Ample space for parking a large three-horse float, with access via a separate entrance and a reinforced road-base driveway.
- The barn can also accommodate multiple vehicles.

- **Fencing**

- High-quality fencing has been installed throughout a large portion of the property to enhance horse safety.
- The fence posts are made of Fibre Reinforced Polymer (FRP) by Wagners, offering exceptional durability and low maintenance.
- These posts are resistant to rust, corrosion, rot, moisture, UV radiation, chemicals, and termites, with a lifespan of at least 80 years, making them a cost-effective solution that minimizes ongoing maintenance and eliminates the need for future replacement.

- **Equimesh Fencing**

- Equimesh wire fencing has been installed along the partial perimeter of the large arena paddock and two large horse paddocks adjacent to the house. These paddocks can also serve as mare and foal paddocks.
- Equimesh is also used to secure the house-yard and driveway, ensuring the area is dog- and fox-proof.

- **Entryway Fencing**

- A newly installed hardwood post-and-rail fence with a manual dog-proof gate marks the entryway to the property.

More about the Wagner's fence posts on next page:

MORE ABOUT THE WAGNER'S FENCE POSTS

Wagners Composite Fibre Technologies (CFT) produces the most durable, safe and environmentally friendly new composite utility poles for energy infrastructure across Australia, New Zealand and the world. A utility pole made from [Wagners Fibre Reinforced Polymer \(FRP\)](#) meets all stiffness requirements. Other added advantages are that an FRP pole will be inert which means they will not react chemically to their surroundings making them resistant to rot, rust and corrosion caused by moisture, chemicals and UV radiation.

FRP poles are able to withstand severe weather, including high winds, and have a long life expectancy due to their incredible structural integrity, making them an extremely competitive option for the utility industry. Get started in solving your utility pole needs and [contact us](#) today.

Benefits of Choosing FRP

- **Durable** – with an expected 80-year design life
- **Inert** – fully resistant to rot, rust and corrosion
- **Resistant** to termites and acid sulfate soils
- **Lightweight**, making it safer to handle, transport and install
- **Modular** by design so can be assembled off-site and craned or trucked into place saving you onsite time and expenses whilst reducing weather impacts to your project
- **Cost effective** – with reduced maintenance and replacement cycles resulting in significant savings over the lifetime of the structure
- **Non-leaching**, so will not release harmful substances into the environment making it suitable for areas of high conservation value
- Plus structures made from FRP contribute to **decarbonisation in construction** and reducing global warming through **less embodied carbon**

OFFER FORM			
PROPERTY:	143 Andrew Road, Mt Samson		
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		

<p>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</p>	<p>1. The Buyer has not relied on any representation made by the Seller or its agent (or any other representative) in entering into this Contract other than as set out in this Contract or otherwise disclosed in the Schedules to this Contract.</p>
<p>INCLUDED CHATTLES</p>	<ul style="list-style-type: none"> • Miele Dishwasher • All light fittings including pendants • TV brackets • All blinds and curtains • All equipment associated with the pool • All keys and remotes associated with the property • All pumps & equipment associated with the water tanks • Work bench and shelving in small shed near house • Shelving in barn
<p>EXCLUSIONS</p>	
<p>SETTLEMENT DATE:</p>	

