

155 Mayfield Road, Cedar Creek

TWO HOMES & 360-DEGREE VIEWS ON 8.5 TRANQUIL ACRES!



Contact Agent



7 bed



3 bath



6 car



8.5 Acres



THE MAIN HOME

- Custom designed low set brick family home built by Metro Homes in 2009 (plans available)
- Flexible floor plan to suit the diverse needs of a modern family
- Country style entertainers kitchen featuring Tasmanian Oak cabinetry, 900mm freestanding electric oven with gas cooktop, dishwasher, breakfast bar & ample storage
- Large open plan kitchen, living & meals area
- Separate lounge or media room with double doors
- Formal dining connected to the open plan area
- Separate rumpus room featuring internal doors + external doors to the out door entertainment area and backyard
- Large outdoor entertainment area with the perfect North East aspect
- Master retreat featuring walk in robe, ensuite & split system AC
- Additional three light filled bedrooms, two featuring built in robes
- Family bathroom featuring separate powder room for family convenience
- Gas hot water system (recently replaced)
- Two car remote garage featuring internal access
- Well-equipped laundry featuring tub, bench top, storage & external access



CRAIG DOYLE
REAL ESTATE













THE SECOND HOME

- Custom designed, low set brick, second dwelling built by Metro/CJ Homes in 2021
- Entertainers kitchen featuring Caesarstone bench tops, breakfast bar, soft close shaker style cabinetry & quality electric appliances
- Open plan kitchen & meals area
- Screened indoor/outdoor room perfect for entertaining at any time of year
- Separate cozy lounge + large rumpus room (converted garage)
- Covered outdoor entertainment area with the perfect North East aspect
- Low maintenance landscaping & easy gardens surrounding the home
- Master bedroom featuring walk in robe and direct access to the bathroom
- Additional two light filled bedrooms both featuring built in robes
- Cleverly designed bathroom servicing the master bedroom as well as guests featuring a separate powder room + two stone vanities & large shower
- Laundry neatly tucked away in what was the garage and is now a huge rumpus room
- Provisions for the rumpus to be converted back to a garage with the roller doors still in place
- Electric hot water system



CRAIG DOYLE
REAL ESTATE











THE LAND

- 8.5 acres (approx.) of cleared land
- Fenced level house yards around both houses
- Elevated views of rolling hills and hidden valleys, enveloped by the majestic D'Aguilar mountain range
- Tucked away for ultimate privacy, the main home graces the ridgeline, capturing cool mountain breezes
- Three livestock fenced paddocks

THE INFRASTRUCTURE

- 6m x 9m shed + 3m x 3m garden shed
- 120,000 L water storage capacity consisting of 2x tanks (45,000L) at the main home, 2x tanks (45,000L) at the second home, 1x tank (22,500L) at the shed & 2x tanks (10,000L) servicing the paddocks
- Taj Mahal' chook pen + secure run
- Sparkling saltwater pool boasting spectacular views
- 5kw solar power
- NBN internet
- Bio-cycle onsite waste management system (maintained quarterly by W.A.S)



THE LOCATION & ADDITIONAL INFO

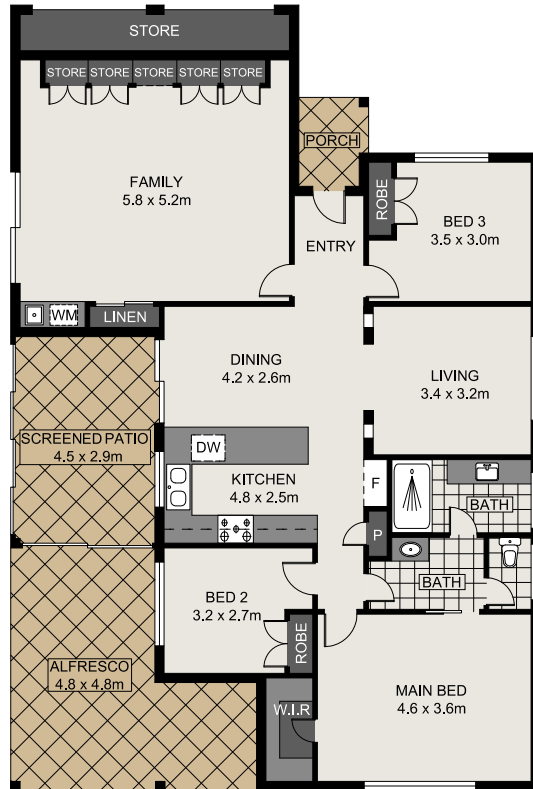
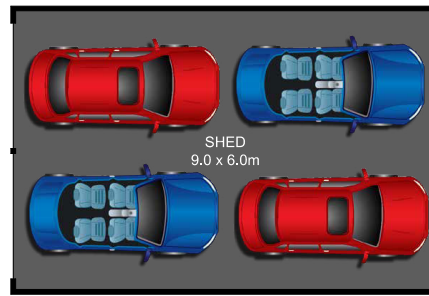
- Nestled on a quiet no through road surrounded by friendly neighbours
- 8 mins to Samford Village & Samford State School
- 18 mins to Ferny Grove Central shopping, cinema and transport precinct
- This property is unique in its offering given its Cedar Creek address however accessed via Mt Glorious Rd & Mt O'Reilly Rd, Samford Valley
- 45 Minutes to Brisbane CBD & Brisbane Airport - or catch a train from Ferny Grove station for a super easy commute
- Moreton Bay Regional Council Rates: approx. \$580 per quarter

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

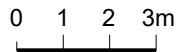
Chelsea Perry



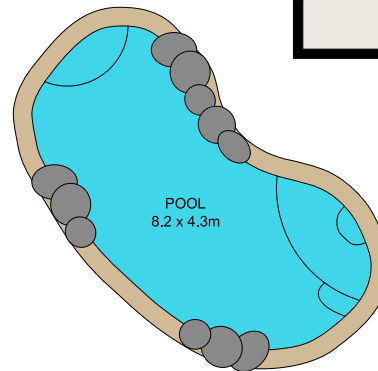
0415 901 389 | chelsea@craigdoyle.com.au



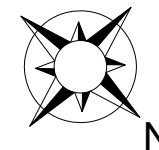
GRANNY FLAT



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.

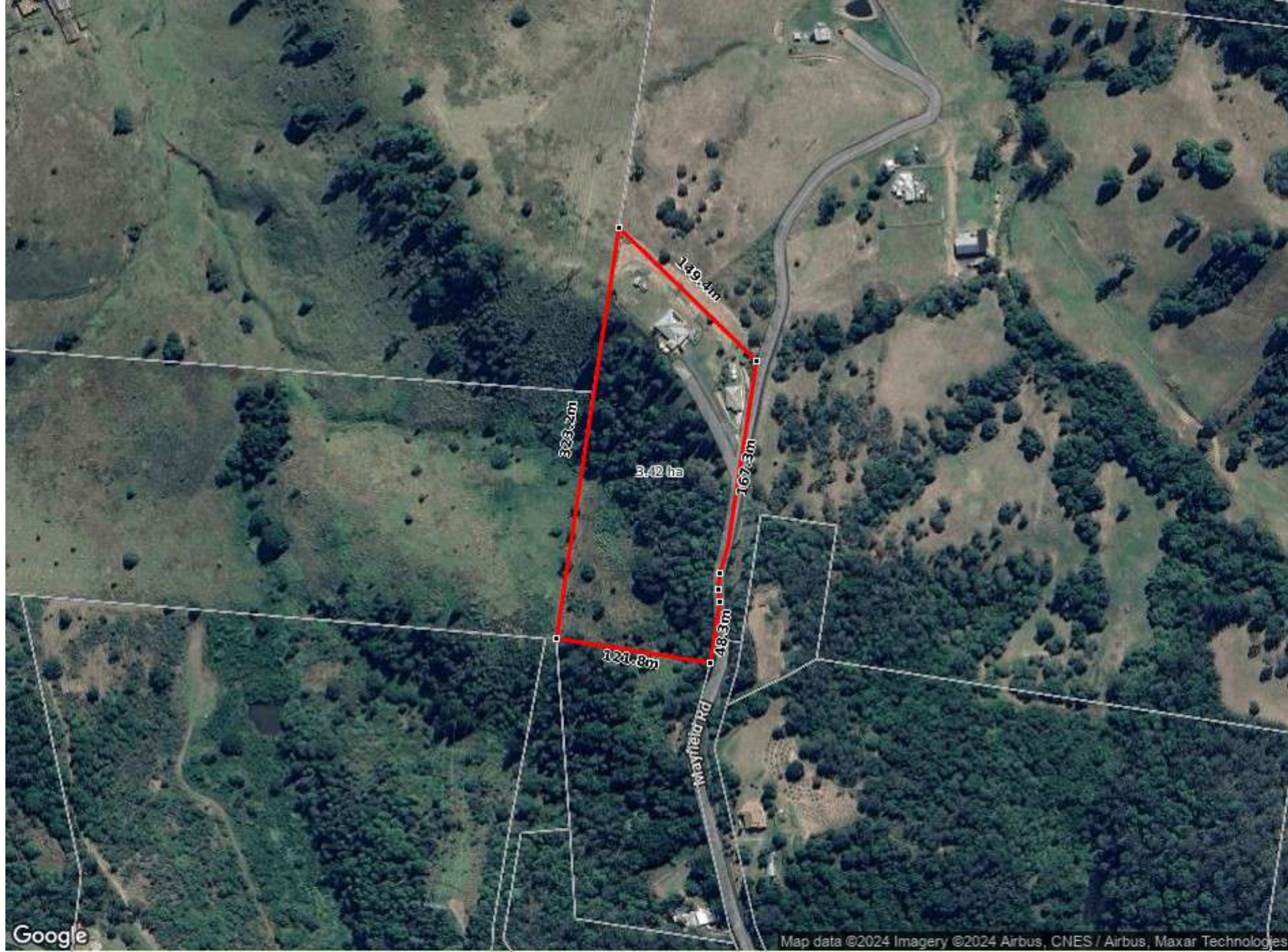


MAIN HOUSE



MAIN HOUSE

INT	: 401.57m ²
EXT	: 101.76m ²
SHED	: 54.00m ²
WORKSHOP/GARAGE	: 39.66m ²
TOTAL	: 596.99m ²





OFFER FORM			
PROPERTY:	155 Mayfield Road, Cedar Creek		
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 pumps and equipment associated with the pool • All pumps and equipment associated with the water tanks • All light fittings including pendants • All blinds and curtains • All keys and remotes associated with the property • Freestanding storage located in the 2nd house rumpus
EXCLUSIONS	
SETTLEMENT DATE:	