

# 1823 Mt Glorious Rd, Mt Glorious

**A BESPOKE MOUNTAIN RETREAT WITH CHARACTER & CHARM...**

 Contact Agent  3 bed  2 bath  2 car  1,250 m<sup>2</sup>



## THE HOME

- Bespoke, custom designed, low set rendered brick home built in late 90's and renovated in 2010
- Unique blend of charm, character & striking design features integrates harmoniously with its environment
- Imaginative curation & bespoke features create an atmosphere of warmth & comfort
- High ceilings throughout
- Stunning Silky Oak timber joinery throughout
- Enchanting windows, in unconventional shapes, frame the serene outdoor vistas & welcome natural light
- Entertainers kitchen featuring gas stove, electric oven & dishwasher
- Large kitchen & dining space leading via timber framed glass doors to the expansive alfresco area
- Large living space featuring projector & screen
- Slow combustion wood burning fireplace for cosy winter evenings at home
- Wine cellar or an amazing home office featuring oversized, handcrafted, wine-barrel inspired, timber doors
- Custom timber slab & built-in cabinetry offers style & utility with an earthy organic vibe
- Master retreat featuring built in robes, external door & ensuite featuring twin vanity & shower
- Additional two light filled bedrooms, both featuring built in robes
- Family bathroom featuring single vanity, shower over bath & separate toilet
- Large laundry with internal access off the garage featuring external access
- Large alfresco area, though currently requires some tender loving care, offers immense potential for outdoor gatherings and relaxation with views to Samford Valley & beyond
- 2 car garage & workshop with internal access
- Crimsafe doors and windows throughout





















## THE LAND

- 1,250 m<sup>2</sup> parcel, partially fenced, adorned with vibrant gardens & level lawn - perfect for your kids & pets
- Concrete driveway

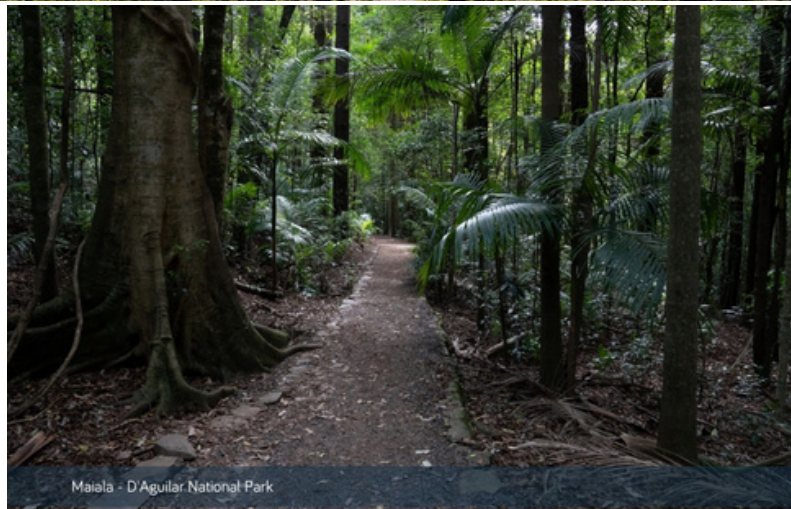
## THE INFRASTRUCTURE

- Approx 40,000L of water tank capacity
- Garden shed
- Gas hot water system
- Bio-cycle onsite waste treatment system



CRAIG DOYLE  
REAL ESTATE





## THE LOCATION & ADDITIONAL INFO

- Conveniently located in Mount Glorious Village close to cafes, walking trails and a friendly community of neighbours
- School bus to Mt Nebo State School & The Gap Schools
- 20 mins to the country charm of Samford Village, Samford State School & the well regarded Samford Valley Steiner School
- 30 mins to Ferny Grove Train Station with easy connections to Brisbane CBD
- 60 mins to Brisbane CBD & Brisbane Airport
- Moreton Bay Council Rates approx \$375 per quarter (no council bin collection or Australia Post mail delivery)

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

*Chelsea Perry*



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REAL ESTATE





INT	: 161.73m <sup>2</sup>
EXT	: 91.43m <sup>2</sup>
GARAGE/L'DRY/WORKSHOP	: 55.46m <sup>2</sup>
SHED	: 9.00m <sup>2</sup>
TOTAL	: 317.62m <sup>2</sup>

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