

# 168 Hipathites Road, Kobble Creek

**CALLING ALL TRADIES...ULTIMATE WORK-PLAY SANCTUARY!**



Contact Agent



4 bed



2 bath



6 car



2.5 acres



## THE HOME

- Solid, high set, double brick family home built in 1989
- Raked timber ceilings featuring exposed rafters in the main open plan living space & master bedroom upstairs
- High ceilings throughout the rest of the home
- Recently renovated and modernized throughout the lower level
- Open plan kitchen, living and dining space featuring split system AC, wood burning slow combustion fireplace, hardy slate flooring & bespoke brick bar with under bench fridge space and exposed shelving
- Separate lounge featuring split system AC, ceiling fan, quality vinyl plank flooring and extensive built in cabinetry
- Newly renovated entertainers kitchen featuring 40mm Cesar stone bench tops, soft close cabinetry, dishwasher and 900mm freestanding electric oven featuring 5 burner gas cook-top
- Large alfresco featuring insulated fly over roof, externally mounted TV (included in the sale), built in BBQ with bench space, ceiling fans and direct access to flat, fully fenced lawn
- Private master retreat upstairs featuring split system AC, ceiling fan, walk in robe & ensuite
- Additional three light filled bedrooms downstairs featuring ceiling fans and built in robes
- Recently renovated bathroom featuring floor to ceiling square set tiles, single floating vanity, mirrored face level storage, wet area with walk in shower and large soaking bathtub plus separate toilet for family convenience
- Laundry featuring external access
- Solar hot water system



CRAIG DOYLE  
REAL ESTATE





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## THE LAND

- Flat, fully fenced house yard + lower fully fenced yard featuring kids play equipment + livestock fenced paddock
- Views to the dam and across to the neighbouring hillside
- Huge dam that gets up to 17 feet deep, equipped for irrigation & featuring a 'fishing hut'
- Only a short drive Lake Samsonvale
- 2.5 acre mixture of cleared useable land and natural bush
- Retained multi tiered landscaping, providing additional flat usable land





## THE INFRASTRUCTURE

- The ideal property for a trade business run from home
- 17m x 8m shed (3.7m high), storage rooms, office with AC & concrete hardstand
- Large carport at front of the main shed and lean to roof on the side of the house - space for six cars or two trucks
- Additional sheds and shipping containers included in the sale for additional storage
- 50,000L water tank + dam water to multiple taps for garden irrigation
- 15 kw solar power
- Septic + grey water onsite waste treatment system
- Grey water system with submersible pump



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## THE LOCATION & ADDITIONAL INFO

- Located in the quiet country side of Kobbie Creek between Samford Village & Dayboro township
- 15 min drive to Samford Village
- Under one hour drive to Brisbane CBD & Brisbane Airport
- 6 min to Mt Samson State School | 15 mins to Samford State School | 25 mins to Ferny Grove State High School
- School bus arrives to front gate
- 25 mins to Ferny grove train station and the soon to be completed entertainment precinct
- Short drive to Lake Samsonvale and extensive national park trails
- Moreton Bay Council Rates: approx \$420 per quarter

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

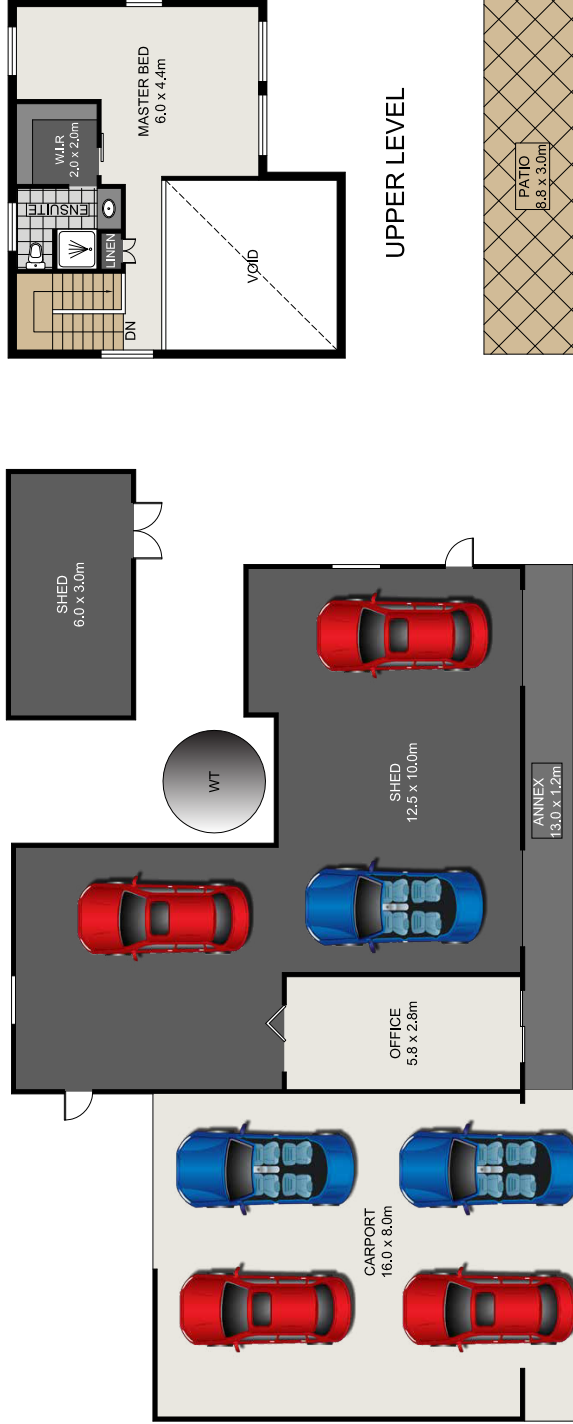
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*Chelsea Perry*



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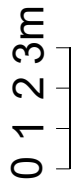




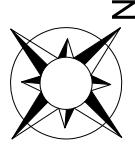
UPPER LEVEL



LOWER LEVEL



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	: 198.73m <sup>2</sup>
EXT	: 103.63m <sup>2</sup>
SHED/OFFICE	: 136.19m <sup>2</sup>
CARPORT	: 131.02m <sup>2</sup>
TOTAL	: 569.57m <sup>2</sup>

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