

# 64 Showgrounds Drive, Highvale

EASY FAMILY LIVING IN SHOWGROUNDS LIFESTYLE ESTATE

Contact Agent

4 bed

2 bath

6 car

6,072 m<sup>2</sup>



## THE HOME

- Low set rendered brick, with colourbond roof, family home built by McLachlan Homes in 2004
- An expansive use of glass brings the leafy surrounds in
- Low maintenance tiles in open plan living & brand new carpet (2024) in bedrooms, lounge and office
- Freshly painted interior (2024)
- Reverse cycle ducted air-conditioning & ceiling fans throughout
- 2.4m ceilings in the majority of the home with 2.7m ceilings in the open plan heart of the home
- Flexible floor plan featuring open plan kitchen, living & dining, separate formal lounge plus large home office, kids playroom or perhaps a 5th bedroom featuring direct access to the outdoor entertainment area
- Country style kitchen featuring granite bench tops including large island breakfast bar, tiled splashback, walk in pantry, ample cabinetry, brand new electric Delonghi wall mounted oven, 5 burner gas Delonghi cook top, Westinghouse dishwasher & 80cm wide x 175cm high fridge space
- Impressive covered outdoor entertainment area, 67.5 m<sup>2</sup> under roof, positioned to capture cool afternoon breezes with views over the level land to Samford Showgrounds and Mount Nebo/Jolly's lookout beyond
- Master retreat enjoys tranquil leafy views, walk in robe & spacious ensuite featuring twin vanity & walk in shower
- Additional three light filled bedrooms all featuring leafy outlooks & built in robes
- Family bathroom featuring single vanity, walk in shower, separate bath & separate toilet
- Well appointed laundry featuring bench, utility storage, wash tub & external access
- Two car remote garage featuring internal access
- Town water
- NBN internet (FTTC)

















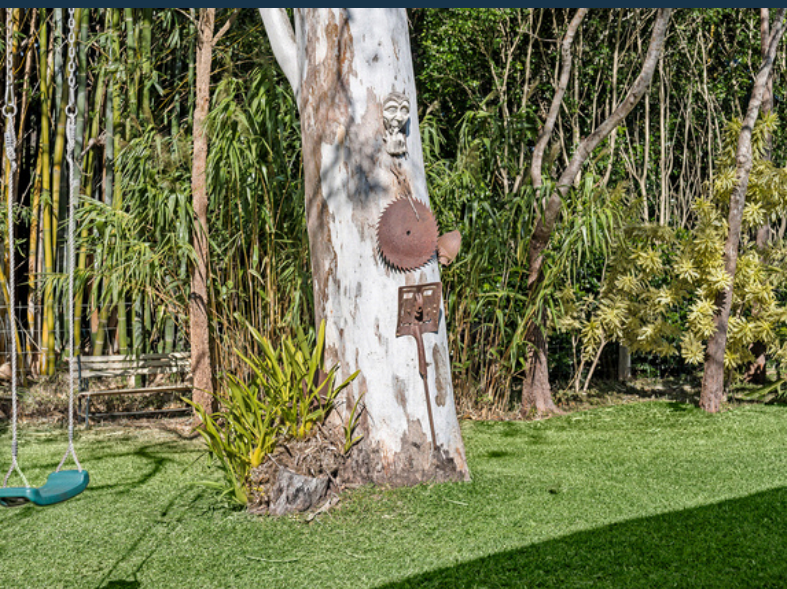












## **THE LAND**

- Just over 1.5 acres (6,072 m<sup>2</sup>) of flat, totally usable land
- Low maintenance established subtropical landscaping & level lawn for easy weekends at home
- A beautiful array of local birdlife frequent the area including, but not limited to, butcher birds, tawny frogmouths, cockatoos, galahs, parrots etc
- Never to be built out aspect border Samford Riding for the Disabled paddocks & Samford Showgrounds
- Fenced on three sides with post and wire rural residential fencing





## THE INFRASTRUCTURE

- Town water
- NBN internet (FTTC)
- Excellent phone coverage - Telstra or Optus
- 9m x 7m (63 m<sup>2</sup>) colourbond shed featuring extra high roller doors, fixed wall shelving + mezzanine storage area
- Additional 9m x 4m (36 m<sup>2</sup>) annexe on the right side of the shed + 9m x 6.5m (58.5m<sup>2</sup>) hard stand (compacted crusher dust) for caravan parking on the left side of the shed
- Gas hot water system - gas bottles supplied by Elgas
- Envirocycle onsite waste treatment system maintained by W.A.S. Wastewater Solutions - approx. \$300 per annum for quarterly inspections and testing as per Council requirements





## THE LOCATION & ADDITIONAL INFO

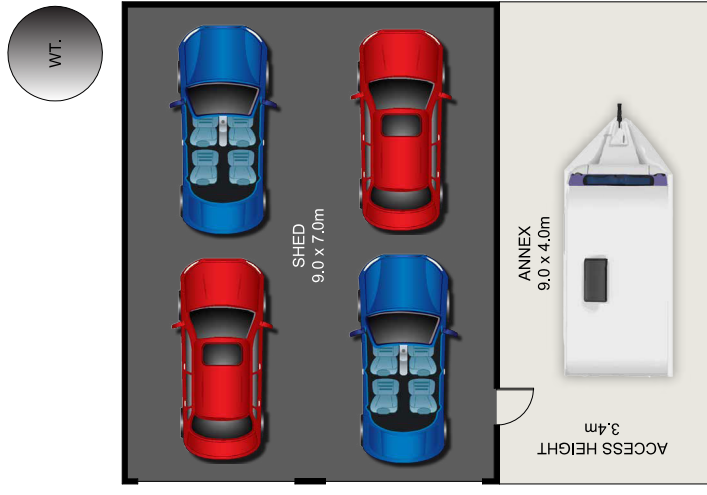
- Located on a quiet no through road amongst a community of friendly neighbor's
- 10 mins to Samford Village
- 20 min drive to Ferny Grove Train Station & the soon to be completed entertainment precinct
- 40 min drive to Brisbane CBD & Airport
- 9 min drive to Samford State School | 8 min drive to Samford Valley Steiner School | School bus available with Village connections to excellent private schools
- 20 min drive to Ferny Grove State High School
- Moreton Bay Regional Council Rates: approx \$640 per quarter | Unity Water Rates based on consumption

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

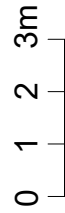


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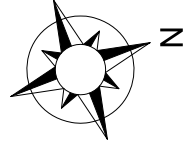




WT.



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 : 196.09m<sup>2</sup>  
 EXT : 72.37m<sup>2</sup>  
 GARAGE : 34.98m<sup>2</sup>  
 SHED/ANNEX : 100.70m<sup>2</sup>  
 TOTAL : 404.14m<sup>2</sup>

# 64 Showgrounds Drive, Highvale





**CRAIG DOYLE**  
REAL ESTATE

<b>OFFER FORM</b>			
<b>PROPERTY:</b>	64 Showgrounds Drive, Highvale		
<b>BUYERS DETAILS</b>			
<b>BUYER 1 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 1 – ADDRESS</b>			
<b>BUYER 1 – PHONE NUMBER</b>			
<b>BUYER 1 – EMAIL ADDRESS</b>			
<b>BUYER 2 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 2 – ADDRESS</b>			
<b>BUYER 2 – PHONE NUMBER</b>			
<b>BUYER 2 – EMAIL ADDRESS</b>			
<b>BUYERS SOLICITOR NAME:</b>			
<b>SOLICITOR ADDRESS:</b>			
<b>SOLICITORS PHONE:</b>		<b>FAX:</b>	
<b>SOLICITORS EMAIL:</b>			
<b>PURCHASE DETAILS:</b>			
<b>PURCHASE PRICE:</b>	\$		
<b>INITIAL DEPOSIT:</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract is fully negotiated & dated (initial deposit due)
<b>FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract becomes unconditional - finance <b>PLEASE CIRCLE ONE 7 DAYS 14 DAYS</b>
<b>FINANCE:</b>	<b>PLEASE CIRCLE ONE</b> Not Subject to Finance <b>7 Days</b> <b>14 Days</b> <b>21 Days</b>		
<b>BUILDING &amp; PEST:</b>	<b>PLEASE CIRCLE ONE</b> <b>7 DAYS    14 DAYS</b>		



<p><b>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b></p>	
<p><b>INCLUDED CHATTLES</b></p>	<ul style="list-style-type: none"> <li>• Dishwasher</li> <li>• All light fittings including pendants</li> <li>• All blinds and curtains</li> <li>• All keys and remotes associated with the property</li> <li>• Bookshelves &amp; display cabinets located in the office</li> <li>• Shed mezzanine &amp; shelving</li> <li>• All pumps and equipment associated with the onsite waste treatment system</li> </ul>
<p><b>EXCLUSIONS</b></p>	<ul style="list-style-type: none"> <li>• Hoses and reels</li> </ul>
<p><b>SETTLEMENT DATE:</b></p>	