



CRAIG DOYLE  
REAL ESTATE

# Property Information Brochure

5 Sajla Court, Mount Samson



*Ronni & Jim*

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## Try not to fall in LOVE!

Escape to your own country retreat with this beautiful Queensland homestead nestled on five lush acres with majestic mountain views. Adorned with charming character features including hardwood timber floors, stained glass, timber shutters, tongue and groove ceilings, and ornate fretwork, you will be sure to fall in love.

This welcoming home features a layout that's ideal for easy country living. The well-appointed kitchen has Caesarstone benchtops, a welcoming breakfast bar, and a servery to the outside sun-deck. The open plan living area effortlessly extends to an expansive covered deck, offering a perfect vantage point to soak up the stunning views of the surrounding landscape.

The parent's retreat is a luxurious haven, complete with a spa-like ensuite, lounge area, high raked ceilings, and French doors that open to your own private sun-deck.

With excellent NBN internet the home office/study is the perfect space to work or study from home.

Outside, the low-maintenance country garden is a delight; with a charming flower garden, hedging and a productive fruit orchard. The property is divided into three paddocks, including a large fenced house paddock fenced for pets and kids and two spacious paddocks perfect for horses and livestock. You'll find two open stables with holding yards in paddock two and a large spring-fed dam in paddock three.

For all your storage needs, the large powered shed provides secure parking and ample storage space.

### At a Glance:

- 5 lush acres with sweeping mountain views
- Country-style kitchen with large island breakfast bar and servery out to sun-deck
- Outdoor entertaining spaces, including an impressive covered pavilion and two sun-decks
- Parents retreat with sitting area, high raked ceilings and private covered sun-deck, large walk-in robe and luxury ensuite
- NBN internet and excellent Telstra mobile coverage
- Three paddocks including fenced house yard, paddock two with two x open stables + holding yards, paddock three features a spring fed dam – Fenced perimeter
- Established cottage and country gardens with productive fruit orchard
- Three car carport, large powered shed with secure parking for two cars + annex parking

Disclaimer: Whilst every effort is made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.



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# Property Description

<b>Lot:</b>	LOT 21 on SP 150850
<b>Title:</b>	50401870
<b>Build:</b>	Circa 1930 and renovated in 2010
<b>Local Government:</b>	Moreton Bay Regional Council
<b>Land Area:</b>	2 ha - 5 acres (approx.)
<b>Zoning:</b>	Rural Residential
<b>Council Rates:</b>	\$952.60 per quarter
<b>Air-conditioning:</b>	Split system Daiken in Main bedroom (purchased in September 2023)   Split system Daiken in Bedroom 3 (purchased in 2018)
<b>Internet:</b>	NBN Internet
<b>Roof:</b>	Colourbond Roof
<b>Tertiary Sewerage Treatment:</b>	Bio Cycle Tertiary Treatment Plant   Serviced quarterly @ \$95 per quarter (recently pumped out and in perfect working order)
<b>Fencing:</b>	Fenced perimeter with split posts and dog mesh around house yard
<b>Parking   Driveway</b>	Carport for 3 cars at entrance Shed with 2 undercover parking + 1 x annex parking

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## Features

### Character Features include

Timber floors (recently refurbished) / Stained glass windows / tongue and groove ceilings / ornate fretwork / timber shutters

### Kitchen

Open plan country kitchen with servery to sun-deck:

- Large island bench with Caesarstone benchtop (seating for 3/4)
- Double stainless steel sink
- Dishlex dishwasher
- Fisher and Paykel gas cooktop with 4 burners
- Fisher and Paykel extractor fan
- Fisher and Paykel oven

### Dining room

Open plan dining room with perfect connectivity to kitchen, timber floors and fan

### Living Room 1

Open plan living room with 2 x 3 stacker doors opening out to impressive covered outdoor entertaining area featuring timber floors, stained glass windows and magnificent views

### Living Room 2

Light and bright with louvre windows

### Study / Home office

Spacious separate study with timber floors, ornate fretwork and fan

### Covered Pavillion

Impressive covered pavilion with high raked ceilings, timber shutters, refurbished deck, ornate fretwork and spectacular mountain views

### Parents Retreat

Parent's retreat with luxury ensuite, raked ceilings (4.6m high), glass louvers, french doors and magnificent views:

- Ensuite with double vanity with Caesarstone benchtop, large soaking tub, separate shower and WC
- Plush carpet
- Slit system Daiken Air-con + fan
- Large built in walk-in-robe
- Private balcony

## Features - Continued

### Bedroom 2

Queen sized room with private country views, featuring plush carpet, stained glass windows, fan and built in robe

### Bedroom 3

Queen sized room with private country views, featuring hardwood timber floors, stained glass windows, Daikin Split System Air-con + fan and built in robe

### Bedroom 4

Queen sized room with private country views, stained glass windows, hardwood timber floor, fan and built in robe

### Family Bathroom

Family bathroom featuring stained glass windows (tiled from floor to ceiling):

- Single vanity
- Large soaking tub
- Separate shower
- WC

### Powder Room

- Located near kitchen/dining room
- Large basin and WC
- Storage cupboards at the front

### Laundry

- Separate laundry with excellent connectivity to kitchen featuring timber floors, large laundry bench with single sink

### Floor Surfaces

- Hardwood timber flooring and plush carpet throughout

### Hot Water System

- Rinnai Gas Hot Water System (installed by current owners)

### Driveway

- All weather concrete driveway with stately country entrance

## Features Continued

### Security

- Eufy Brand - 8 x cameras | Installed within the last 18 months | Connects to home internet | View from your phone | Motion detection CCTV | Cloud Storage

### The Land - House Garden

- Large fenced house yard with cottage garden, hedging and established fruit orchard
- 2 x large fenced paddocks
- Paddock 1 - Open timber stables x 2 with holding yards + chook enclosure
- Paddock 2 - Large spring fed dam

### Shed

- Powered shed - 10.5 m x 7.4 m + Annex (carport) 7.5m x 4.4 m
- 2 x roller doors
- Insulation and whirly birds in roof

### Established Fruit Trees including

- Oranges, Blood oranges, Lemons, Kumquat, Delicious mangoes, Lady finger bananas  
Macadamia nut

### Water Tanks

- 2 x underground concrete water tanks in front of house 70,000L
- 2 x tanks at shed - Tank 1 - This tank was primarily used to water the fruit trees. Our clients had also set up irrigation pipe that runs into the top horse paddock and the back horse paddock

### Location

- 12 minutes to Samford Village
- 14 mins to Dayboro Township
- 3 minutes to Mount Samson State School
- 18 minutes to Samford Steiner School
- 25 minutes to Ferny Grove Railway Station
- 22 mins to Petrie Railway Station
- 30 mins approx to Chermside Shopping Complex
- 23 mins to Strathpine Railway Station
- 40 minutes to Brisbane Airport
- 45 minutes to Brisbane CBD
- Coles and Woolworths online deliver to the property

## **Recent Work Completed at Property**

- Timber floors in main living and hallway recently sanded and sealed
- New carpet in parents retreat and bedrooms
- Concrete pathway back and front
- Removed garden bed at front beside the carport and concreted an extra bay to fit a 4th car (no cover)
- Mock orange hedges along the fence line for privacy
- Fruit trees
- Some of the internal fencing of the paddocks have been replaced
- Painted external of house approximately 2 years ago
- Internal painting of house just done to most areas
- Removed the small deck at the back of the 2nd living area and installed louvers
- Placed louvres in the main bedroom
- Large bay windows (sliding triple windows) in the bedroom and living room were completely removed 2 years ago when the external of the house was painted and reset in new frames

## **Included Chattels**

- Dishlex dishwasher
- Eufy Brand including 8 x cameras
- Internet infrastructure including NBN box
- Pump and infrastructure associated with water tanks
- All window furnishings
- All lights including pendent lights
- All keys and remotes associated with the property

## **Current Smoke Alarm Certificate**

Supplied on request













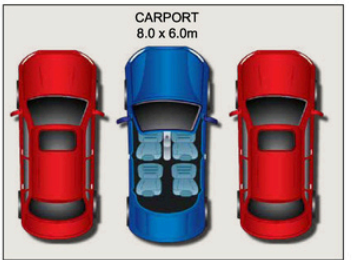
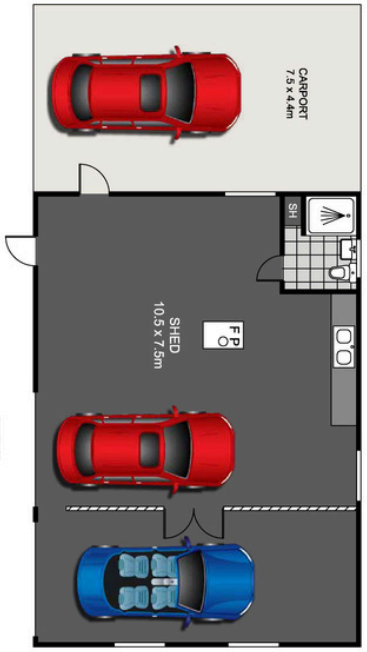
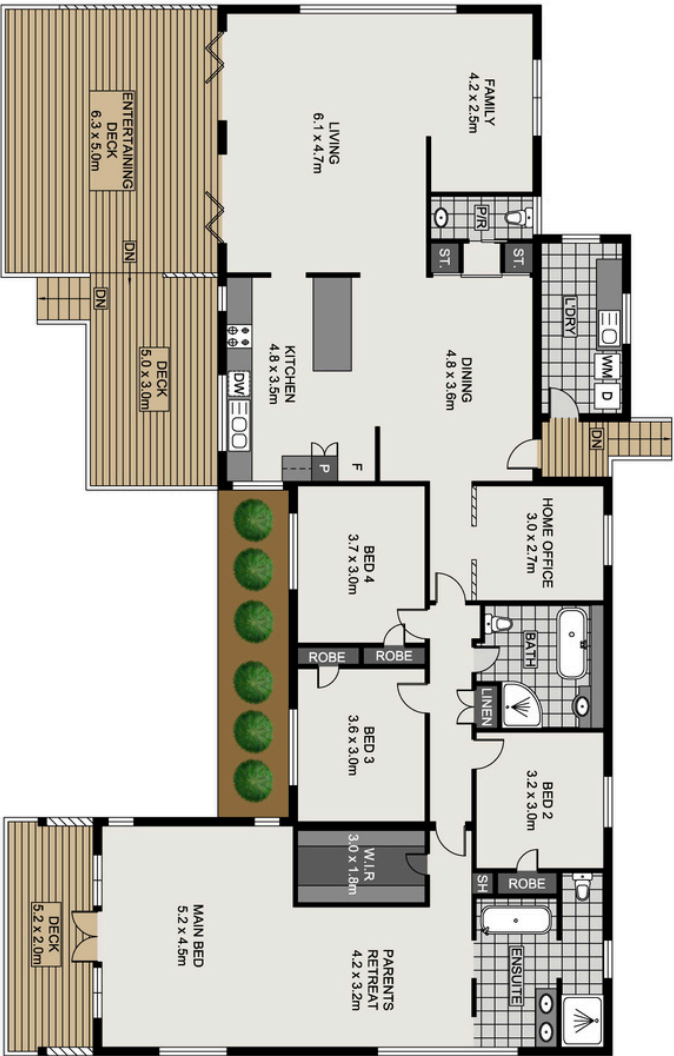


# Floor Plan

## 5 Sajja Court, Mount Samson

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.

0 1 2 3m



SITE PLAN (NOT TO SCALE)



INT : 207.11m<sup>2</sup>  
 EXT : 61.14m<sup>2</sup>  
 SHED : 78.75m<sup>2</sup>  
 CARPORT : 81.88m<sup>2</sup>  
 TOTAL : 428.88m<sup>2</sup>