

CHARMING COUNTRY ESTATE & 5 USABLE ACRES ONLY 2 MINUTES TO SAMFORD VILLAGE!

List of Attributes • 4 Starlight Court, Samford Valley



Contact Agent



5 bedrooms



3 bathrooms



9 car spaces



THE HOME

- Sprawling low set, rendered brick, family homestead built in 2001
- 2.7m (9ft) ceilings throughout
- Character features including timber French doors, wide wrap around verandahs & cosy bay windows
- Entertainers kitchen featuring 900mm freestanding oven with gas cook top, stone bench tops, custom soft close cabinetry & servery window catering for small or large groups in style & with ease
- Open plan kitchen, dining & family room featuring seamless connection to the outdoor entertainment areas
- Cosy lounge featuring slow combustion wood burning fireplace, timber floors & French doors leading to one of the large covered outdoor entertainment spaces
- Additional media room for fun, family evenings at home
- Large North East facing covered outdoor entertainment area featuring tranquil rural views
- Additional large covered outdoor entertainment area at the rear of the home
- Master retreat featuring walk in robe, ensuite & bay window boasting tranquil rural views
- Additional four light filled bedrooms, all separate from the master bedroom, featuring built in robes
- Family bathroom featuring single vanity, shower, separate bath & separate powder room
- Additional full bathroom featuring single vanity, shower & toilet for the ultimate family convenience
- Study in the open plan living space or use the 5th bedroom as a home office
- Brand new ducted AC, new ceiling fans throughout & new LED lights throughout
- Freshly painted throughout the home
- Newly renovated laundry featuring ample storage, loads of bench space, hanging rail and external access



CRAIG DOYLE
REAL ESTATE







THE LAND

- 5 acres of usable, park-like land
- Fully fenced perimeter
- Catchment dam
- Established, low maintenance landscaped gardens & mature trees ensure privacy
- Peaceful & private - no sense of neighbours!
- Long sealed bitumen driveway creating a grand sense of arrive
- Secure chicken coop ensuring your girls will be comfortable & safe
- Firepit area off the rear outdoor entertainment area for romantic winter evenings at home



CRAIG DOYLE
REAL ESTATE



THE INFRASTRUCTURE

- 30,000L water tank storage capacity
- 3.35 kw solar system
- 2 car garage with internal access to the home
- 12m x 6m shed + 10m x 8.8 extra high annex offering loads of space for all your toys
- NBN Internet (FTTC)



CRAIG DOYLE
REAL ESTATE

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THE LOCATION & EXTRA INFO

- Easy weekends - walk through the back gate to the Samford Lifestyle Centre
- An easy ride to join the Samford Trail Network (refer above Samford Trail Network Map - PDF available)
- Short ride to Samford Golden Valley Pony Club
- 2 mins to Samford State School | 10 mins to Ferny Grove State High School | School Short walk to the school bus stop
- 2 mins to Samford Village | 10 mins to Ferny Grove Train Station & soon to be completed entertainment precinct
- 30 mins to Brisbane CBD & 40 mins to Brisbane Airport

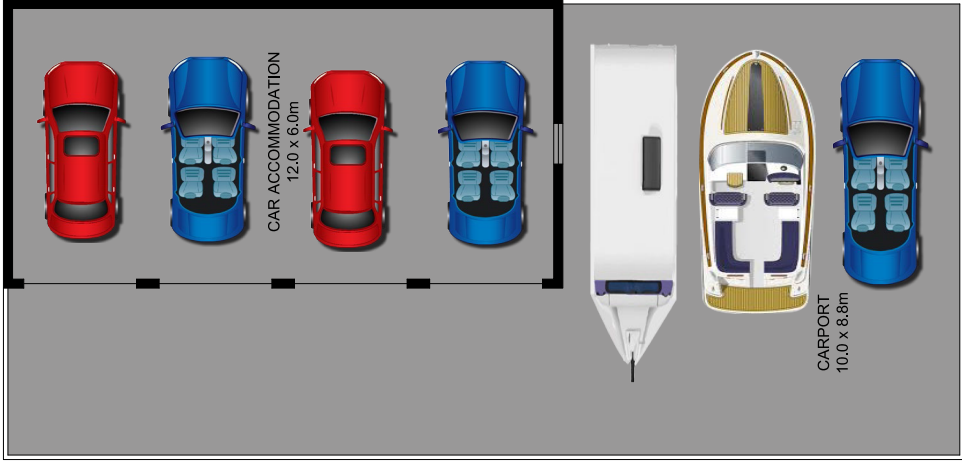
'In Real Estate,
Always At Your Service'

Chelsea Perry



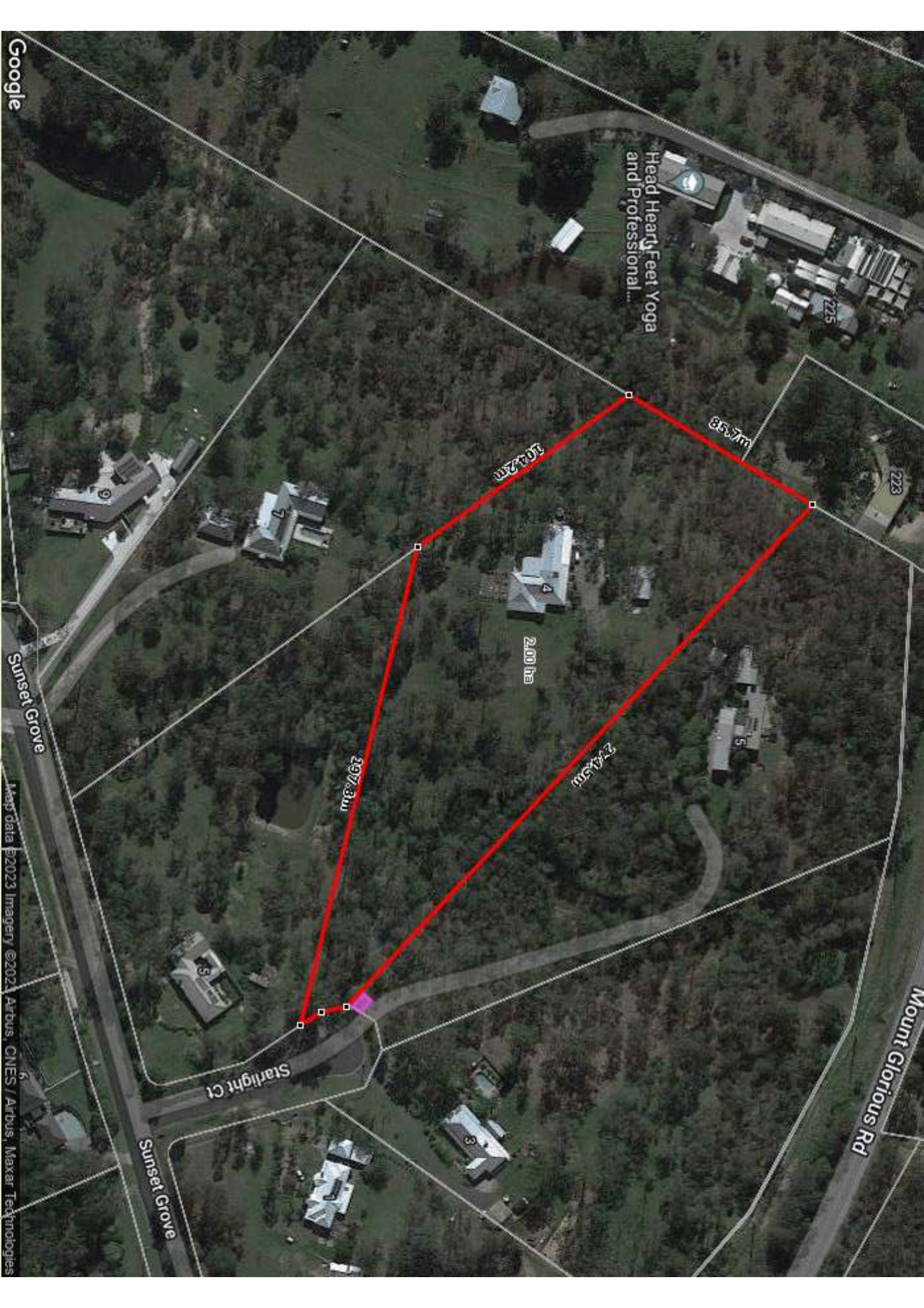
0415 901 389 | chelsea@craigdoyle.com.au





INT	:	257.41m ²
EXT	:	242.39m ²
CAR ACCOM./CARPORT	:	250.55m ²
TOTAL	:	765.35m ²

4 Starlight Court, Sanford Valley



Head Heart Feet Yoga
and Professional...

225

223

2.00 ha

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Starlight Ct

Sunset Grove

Mount Glorious Rd

Sunset Grove