

MULTI-GENERATIONAL + DUAL LIVING & SPECTACULAR MOUNTAIN VIEWS!

3 Hunting Place, Highvale



Contact Agent



6 bed



4 bath



3 car



4,000 m² (1 acre)



THE MAIN HOME

- Large, low set family home constructed in 2006 by Coral Homes - very well maintained property (builders plans available)
- 32m tiled, covered front verandah - 2.4m wide
- 2.4m ceilings throughout
- Ducted air conditioning throughout
- Ceiling fans in all bedrooms
- Tiled throughout living spaces, carpeted bedrooms
- Kitchen featuring granite bench tops, Blanco electric 900mm oven, Blanco electric cooktop, AEG dishwasher & ample storage
- Open plan lounge and family room leading to the outdoor covered entertainment area
- Additional dining area also featuring direct outdoor access
- Large rumpus room featuring kitchenette & external access - perfect for multi generational living
- Private covered outdoor entertainment area featuring Merbau deck, raked insulated ceiling, outdoor fan and lush tropical landscaped surrounds
- Two master bedrooms both featuring ensuite bathrooms & walk in robes
- Additional 3 light filled bedrooms featuring built in robes
- Family bathroom featuring shower, bath, separate vanity & separate toilet for added family convenience
- Laundry featuring large linen cupboard & external access
- 2 car remote garage featuring covered access to the front of house/entry
- Alarm, security screens on front door, laundry door & 2 x sliding doors + sensor lights



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REAL ESTATE







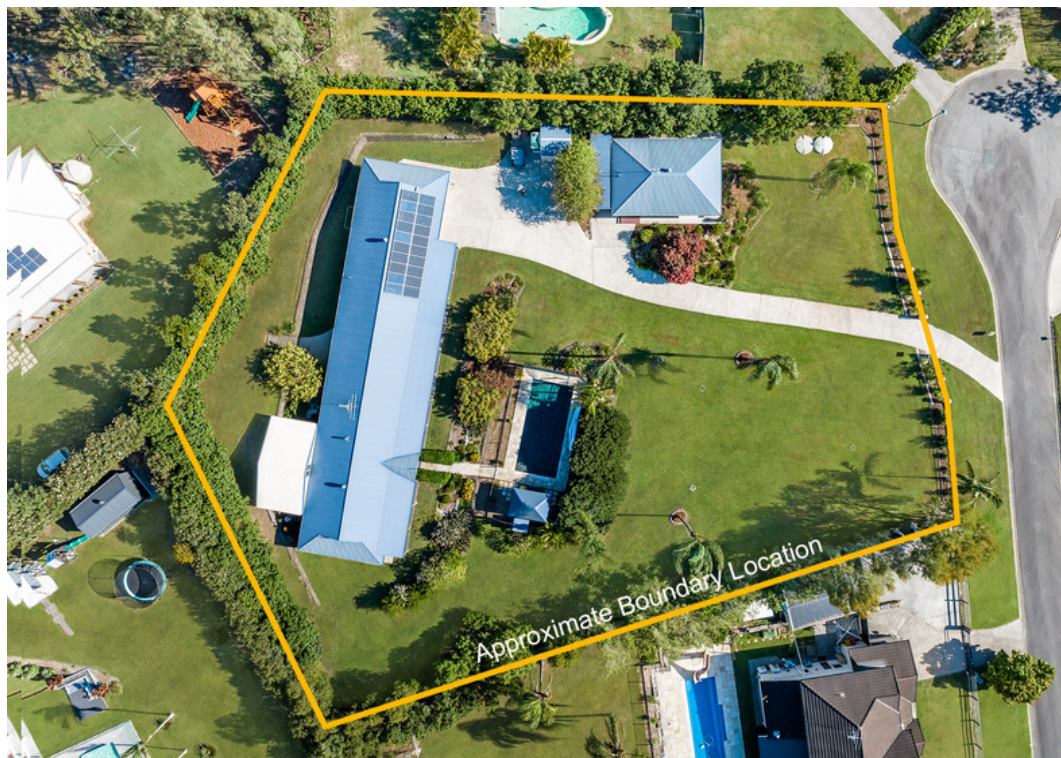


THE GRANNY FLAT

- Fully self contained cottage built in 2013 (builders plans available)
- Floating bamboo flooring throughout kitchen & living space, carpet in bedroom & tiled in laundry and bathroom
- Kitchen featuring electric appliances including oven, cooktop & dishwasher & ample storage
- Living & dining space featuring tranquil mountain and rural views + dual security screened sliding doors
- Bedroom featuring built in robes, split system AC & ceiling fan
- Accessibility-friendly bathroom & laundry
- Security screen doors + external sensor lights



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THE LAND

- 4,000 m2 (1 acre) of low maintenance landscaped gardens and lawn
- Fully dog fenced perimeter
- Solar front gate
- Pebble-Crete driveway & pathways surrounding the home

THE INFRASTRUCTURE

- Sparkling in-ground pebble-crete, salt water pool featuring Bali-inspired pool pavilion and established landscaping offering privacy
- 5 kw solar power
- Town water – Davey Water Pump (new 2023) to regulate water pressure to main house & cottage
- Two bio-cycle onsite waste treatment systems (1 at main house & 1 at cottage) . Maintained quarterly by Maxwell's Wastewater – 3 outlets in front yard
- NBN internet (FTTC)



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THE LOCATION & ADDITIONAL INFO

- Easy walk to Samford Showgrounds & surrounded by lovely neighbours
- 10 mins from Samford Village | 40 mins to Brisbane CBD or Brisbane Airport
- 8 mins to Samford State School | School bus end of Woodanga Drive
- 15 mins to Ferny Grove Train Station and the soon to be completed entertainment precinct
- Moreton Bay Council Rates: \$675 per quarter (approx.)
- Unity Water Rates: \$350 per quarter (approx.)

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

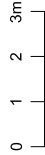
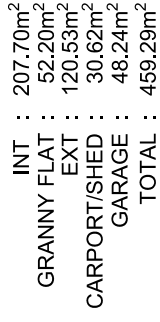
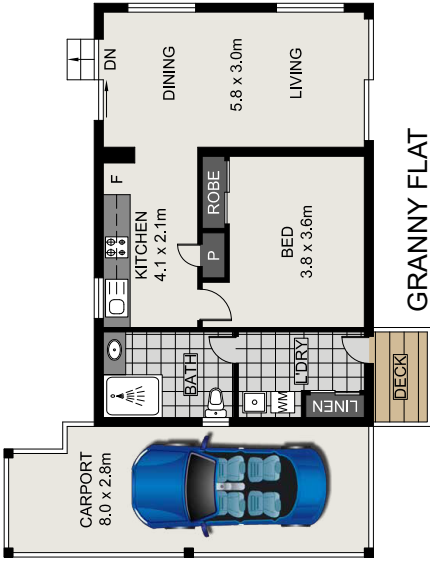
Chelsea Perry



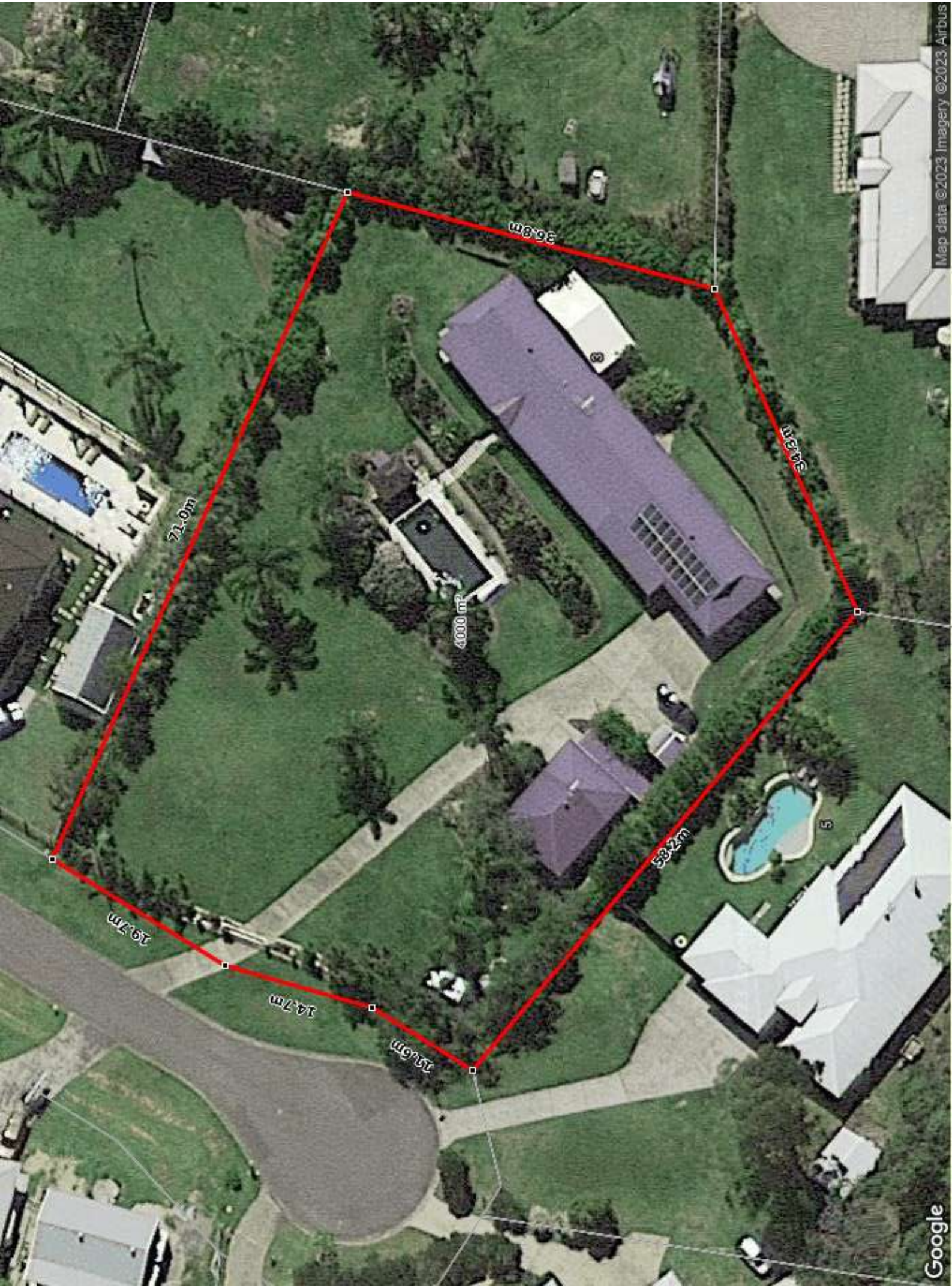
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3 Hunting Place, Highvale



19.7m

71.0m

14.7m

19.6m

4000 m²

36.8m

53.2m

34.3m