

4 Attunga Lane, Mount Glorious

LUXURY MOUNTAIN SANCTUARY | CAPTIVATING VIEWS FROM THE CITY TO THE COAST



Contact Agent



4 bed



2 bath



2 car



1,012m²



THE HOME

- **Built:** High-set bespoke design, originally built in 1970, extended and recently renovated throughout.
- **Kitchen:** Features a Chef electric oven, Bosch induction cooktop, Bosch inbuilt dishwasher, white molded benchtops, walk-in pantry with glass door, large center bench/breakfast bar, and triple-filter water tap.
- **Master Bedroom:** Featuring a modern ensuite accessed through a walk-through robe, blackout blinds, new carpet, a fireplace, a cozy reading nook, and expansive east-facing views extending to Brisbane CBD and Moreton Bay.
- **Additional Bedrooms:** Bedrooms 2 and 3 feature spacious robes and new windows with Crimsafe screens. Bedroom 4 includes a fireplace, generous floor space suitable for a rumpus area, and a large glass stacker door that opens to a private, east-facing deck.
- **Living Areas:** Multiple living areas, including a downstairs TV area, a living area in the kitchen, and a daybed area on the eastern side of the house overlooking the deck and sweeping views.
- **Outdoor Entertaining:** The top-floor deck is east-facing, spanning 115 sqm, with an undercover alfresco area. The ground-floor deck, accessible from the rumpus/4th bedroom, measures 25 sqm and is sheltered beneath the deck above.
- **Flooring:** Hardwood timber floors throughout the living spaces, with tiles in the main bathroom, durable composite flooring in the master ensuite, and carpet in the bedrooms. The foyer and downstairs 4th bedroom/rumpus are also tiled with painted timber floors in the downstairs living area.
- **Ceilings:** High raked ceiling's with exposed timber trusses in the upstairs kitchen/living space. Standard ceiling heights throughout living spaces and bedrooms with high ceilings in the 4th bedroom/rumpus.
- **Bathrooms:** Two modern bathrooms, including a spacious family bathroom downstairs with a large shower, dual vanity, laundry, and toilet, along with an additional master ensuite.
- **Laundry:** Neatly concealed European Laundry conveniently located within the downstairs bathroom.
- **Shed & Parking:** Carport with two undercover parking spaces and an indoor workshop/storage area.
- **Internet:** Reliable 5G Mobile internet - Excellent coverage.



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REAL ESTATE

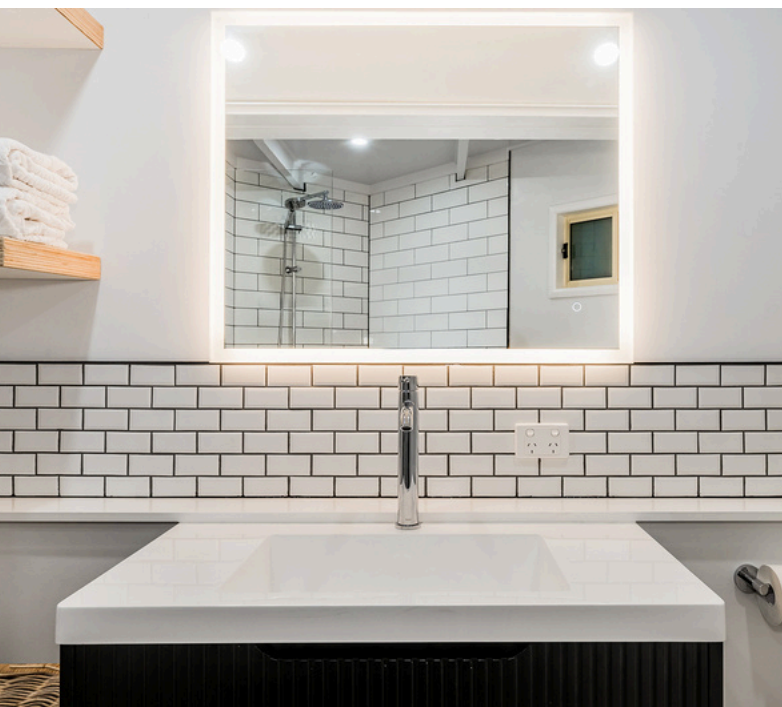














THE LAND

- **Land Size:** 1,012 sqm.
- **Fencing:** No fencing on this property.
- **Water Supply:** Tank water with two 10,000-liter tanks.
- **Views:** Extensive views from one of the highest houses in SEQLD, with vistas out to Moreton Bay & Brisbane CBD
- **Wildlife:** Abundance of native birds including Cockatoos, King Parrots & Lorikeets



CRAIG DOYLE
REAL ESTATE







THE INFRASTRUCTURE

- **Water:** 2 x 10,000L Water Tanks
- **Waste Management:** Septic tank on-site.
- **Insulation:** Sarking insulation in the roof.
- **Security:** Crimsafe screens on the ground floor.
- **Shed: Approx.** 16 sqm shed and workshop space beside undercover parking.



THE LOCATION & ADDITIONAL INFO

- Located on one of Mount Glorious most picturesque, no through roads, amongst a community of friendly neighbours
- A vibrant community with local businesses offering yoga, meditation, massage, music and much more
- 4 mins to local Mount Glorious Cafe
- School Bus to Mount Nebo State School available from Mount Glorious Village
- 22 mins to Samford Valley Steiner School
- 23 min drive to Samford Village & Samford State School
- 34 mins to Ferny Grove State High School & Ferny Grove Train Station
- Under 1hr drive to Brisbane CBD & Brisbane Airport
- Moreton Bay Council Rates: approx \$360 per quarter

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Always At Your Service'**

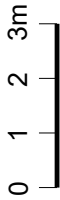
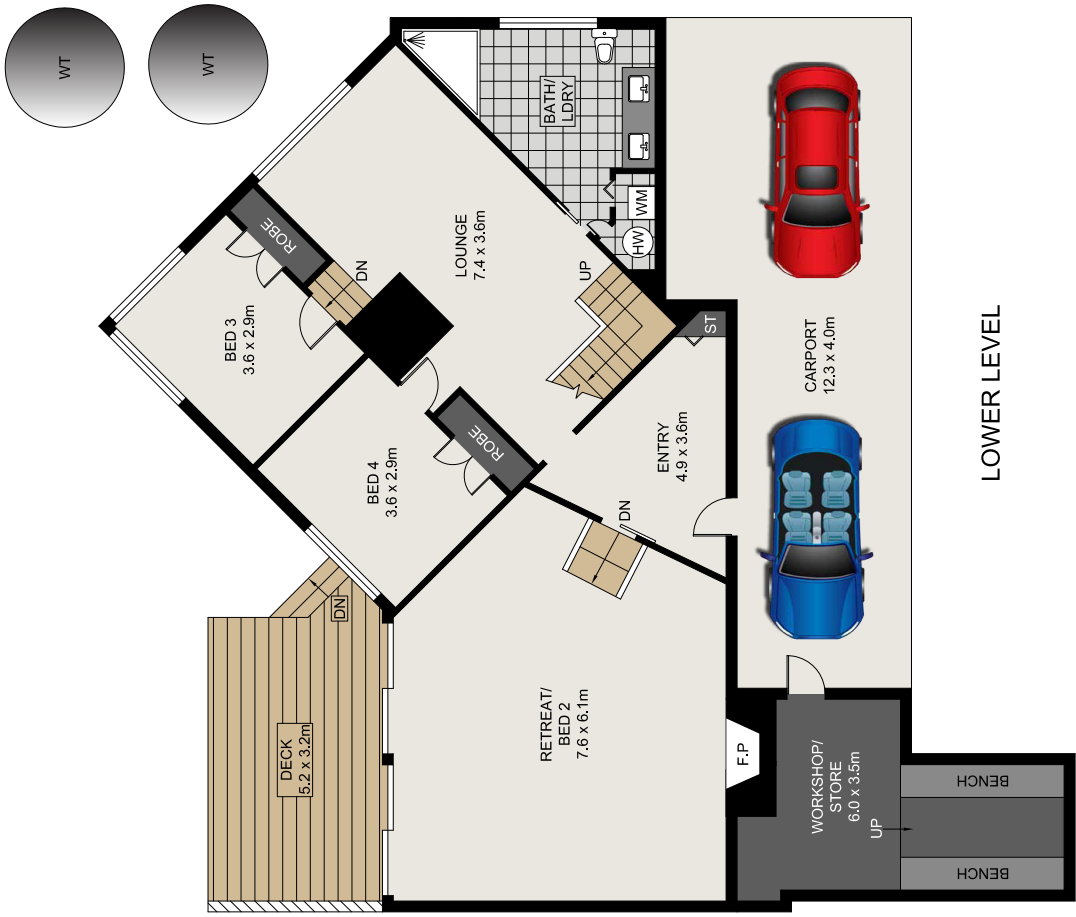
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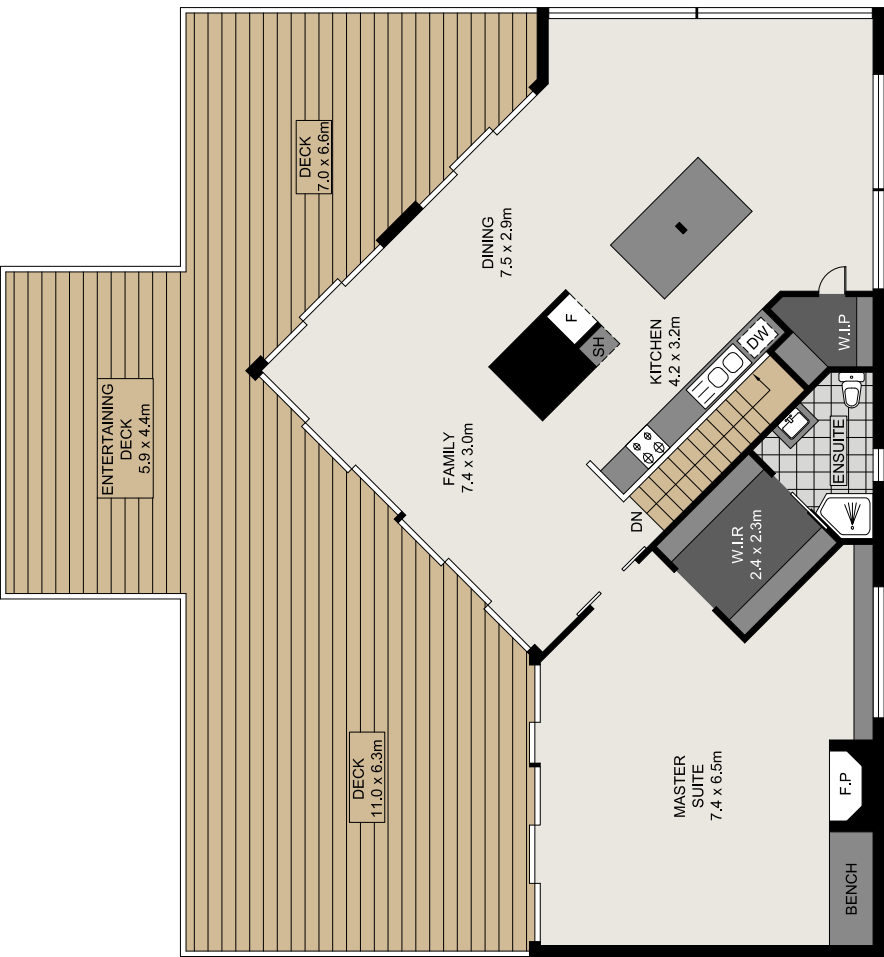


**CRAIG DOYLE
REAL ESTATE**

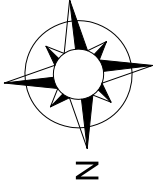


Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

LOWER LEVEL



UPPER LEVEL



INT	: 246.81m ²
EXT	: 123.77m ²
WORKSHOP/STORE	: 16.57m ²
CARPORT	: 46.10m ²
TOTAL	: 433.25m ²

4 Attunga Lane, Mount Glorious



OFFER FORM			
PROPERTY:	4 Attunga Lane, Mount Glorious		
BUYERS DETAILS			
BUYER 1 – FULL NAME (Including Middle Names)			
BUYER 1 – ADDRESS			
BUYER 1 – PHONE NUMBER			
BUYER 1 – EMAIL ADDRESS			
BUYER 2 – FULL NAME (Including Middle Names)			
BUYER 2 – ADDRESS			
BUYER 2 – PHONE NUMBER			
BUYER 2 – EMAIL ADDRESS			
BUYERS SOLICITOR NAME:			
SOLICITOR ADDRESS:			
SOLICITORS PHONE:		FAX:	
SOLICITORS EMAIL:			
PURCHASE DETAILS:			
PURCHASE PRICE:	\$		
INITIAL DEPOSIT:	\$	DATE PAYABLE:	Payable when contract is fully negotiated & dated (initial deposit due)
FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)	\$	DATE PAYABLE:	Payable when contract becomes unconditional - finance PLEASE CIRCLE ONE 7 DAYS 14 DAYS
FINANCE:	PLEASE CIRCLE ONE Not Subject to Finance 7 Days 14 Days 21 Days		
BUILDING & PEST:	PLEASE CIRCLE ONE 7 DAYS 14 DAYS		

OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)	
INCLUDED CHATTLES	<ul style="list-style-type: none"> • Fridge & Dishwasher • All light fittings including pendants • TV brackets • All blinds and curtains • All keys and remotes associated with the property • All pumps & equipment associated with the water tanks • Fireplace & associated tools
EXCLUSIONS	
SETTLEMENT DATE:	