

14 Rosewarne Lane, Mount Samson

A PRIVATE VINEYARD RETREAT WITH STUNNING MOUNTAIN VIEWS

Contact Agent

4 bed

2 bath

2 car

2.5 ha



VIEW LISTING

THE HOME

- **Year Built:** 2012 (rendered brick with colourbound roof) contemporary country home with breathtaking private mountain views
- **Kitchen:** Equipped with high-quality Westinghouse appliances, including an oversized electric oven, a 5-burner gas cooktop, and a dishwasher. It features a stunning stone island benchtop with a waterfall edge, a large two-door pantry with ample storage, and soft-close cabinetry.
- **Living Areas:** Main living room features an open plan living and dining with mountain and pool view, equipped with a wood burning fireplace. Second living room is located in the centre of the house with built-in shelving (ideal for a library).
- **Outdoor Entertaining:** Spacious north-facing outdoor area with large outdoor fan and a built-in 5 burner Beefeater BBQ (less than a year old).
- **Ceiling Heights:** Raked ceilings in the lounge, dining, and kitchen area.
- **Bedrooms:** Master bedroom with a walk-in wardrobe, ensuite featuring single vanity and large shower and new-remote controlled dual roller blind. Three additional light filled bedrooms featuring built in robes and ceiling fans
- **Heating/Cooling:** Ducted air-conditioning with 7 zones (including office) - installed in 2021.
- **Family Bathroom:** Full-sized bath with a single vanity featuring a stone benchtop, and separate shower and toilet.
- **Laundry:** Located beside the toilet and bath, with direct external access to the clothesline. Equipped with under-bench storage, large cupboard for storage and under-bench space for washer and dryer
- **Car Spaces:** Two undercover car spaces.
- **Power:** 3-phase power to home (no solar).
- **Hot Water System:** Instant gas hot water system.
- **Security:** Features Crimsafe screens on windows and doors.
- **Internet:** Starlink satellite NBN with superfast connectivity & reliable phone reception (Telstra)













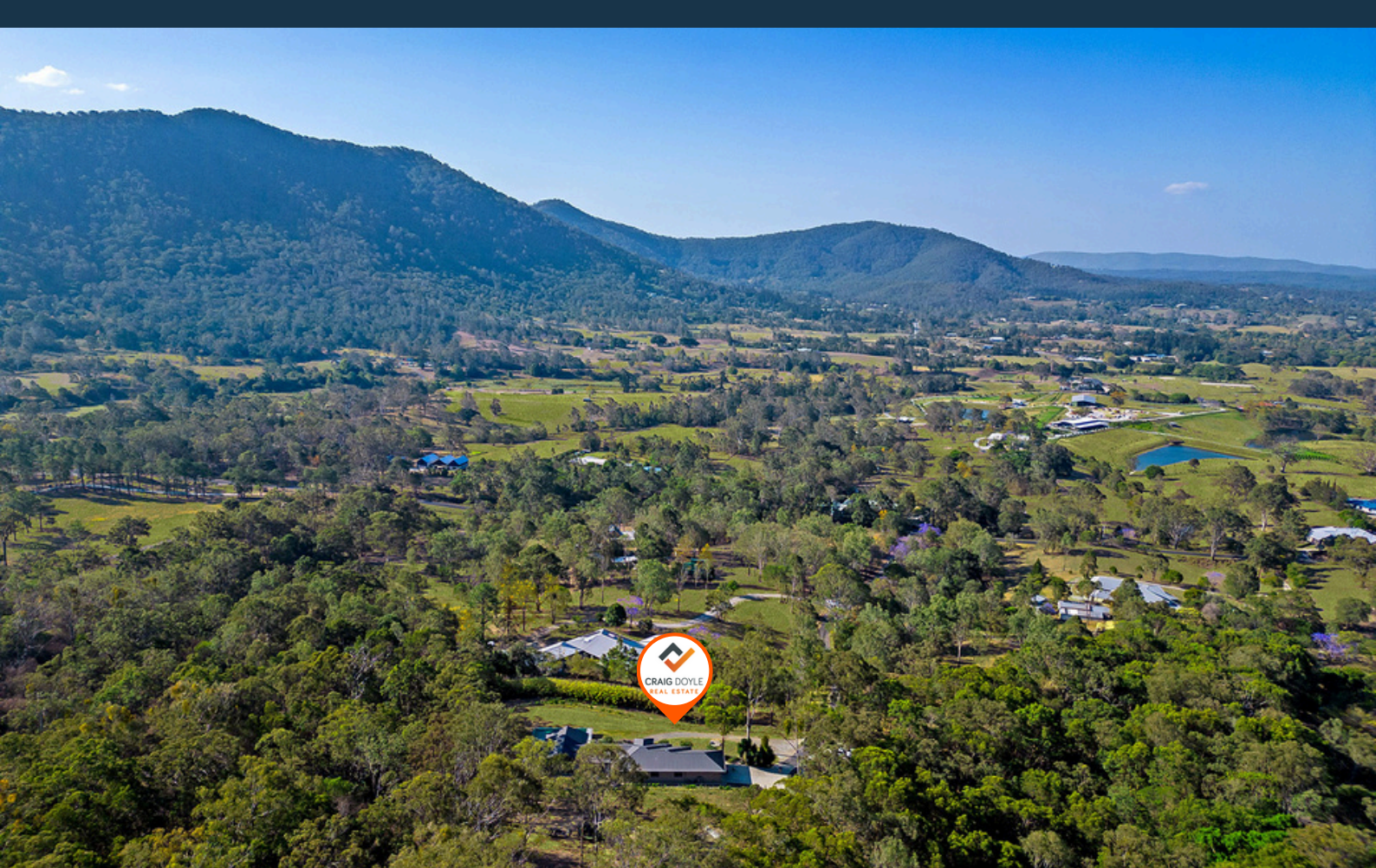
THE LAND

- **Land Size:** 2.5 ha (approx. 6.1 acres).
- **Views:** Features a north-facing mountain view that bathes the property in sunlight. This serene retreat offers stunning natural vistas, perfect for those seeking peace and tranquility.
- **Wildlife:** This charming and serene estate offers a peaceful retreat where you can occasionally observe the presence of koalas, wallabies, and a variety of birds in their natural surroundings.
- **Surroundings:** Completely private and secluded property with low maintenance gardens including raised vegetable beds and a vineyard with approximately 220 Shiraz root stock grapevines - sourced from Yalumba Nursery, Victoria.
- **Community:** A charming rural community, renowned for its peaceful atmosphere and close-knit feel. The area is dotted with picturesque acreage properties and quaint small farms, creating a serene and spacious environment.



THE INFRASTRUCTURE

- **Water Supply:** Three 22,000-liter tanks (66,000 liters in total). With a newly replaced brand-new water pump
- **Fencing:** Fenced house yard; separate fencing for the chicken coop.
- **Sewage System:** Equipped with Taylex Wastewater Treatment System.
- **Pool:** 10m x 4m magnesium pool (built by Ecozen, 25-year structural warranty) that was upgraded mineral chlorinator. Features a glass pool fence which highlights the mountain view. Fully equipped with pool maintenance equipment
- **Sheds:** 10m x 6m Stratco shed with a 3m awning.
- **Car Spaces:** Two undercover car spaces.
- **Power:** Equipped with a 3-phase power phase to home power supply.
- **Heating/Cooling:** Installed Rinnai fireplace in the main living room as source of additional heating during cold nights. A ducted air conditioning system that covers 7 zones, including the office was installed in 2021. All bedrooms and the main lounge are equipped with ceiling fans.



Main Street, Samford Village

Chelsea Perry CRAIG DOYLE REAL ESTATE



Samford Farmers Hall, Samford Village

Chelsea Perry CRAIG DOYLE REAL ESTATE

THE LOCATION & ADDITIONAL INFO

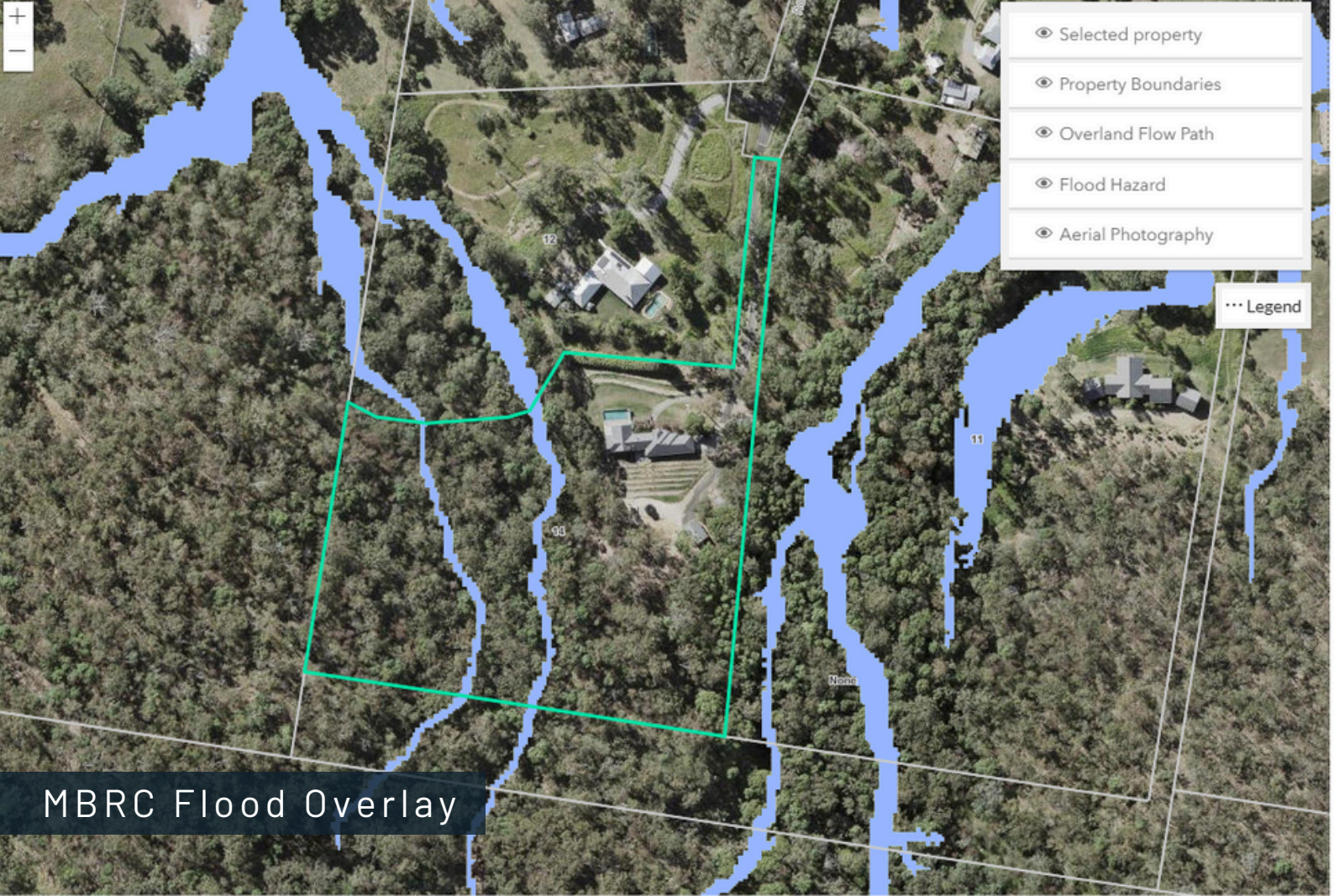
- Contemporary country home with breathtaking private mountain views
- 13 min drive to Samford Village & Samford State School
- 6 min drive to Mount Samson State School
- 23 min drive to Ferny Grove Station with park-and-ride facilities
- School bus pickup/drop-off at the end of Rosewarne Lane for Mount Samson State School & Ferny Grove High
- Council Rates: \$540 per quarter | Water Rates: N/A - tank water supply
- Current Building & Pest Report available | Current Pool Safety Certificate | Current Smoke Alarm Compliance

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

Chelsea Perry



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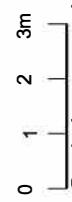
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INT	: 222.30m ²
EXT	: 120.42m ²
GARAGE/CARPORT	: 54.60m ²
TOTAL	: 397.32m ²

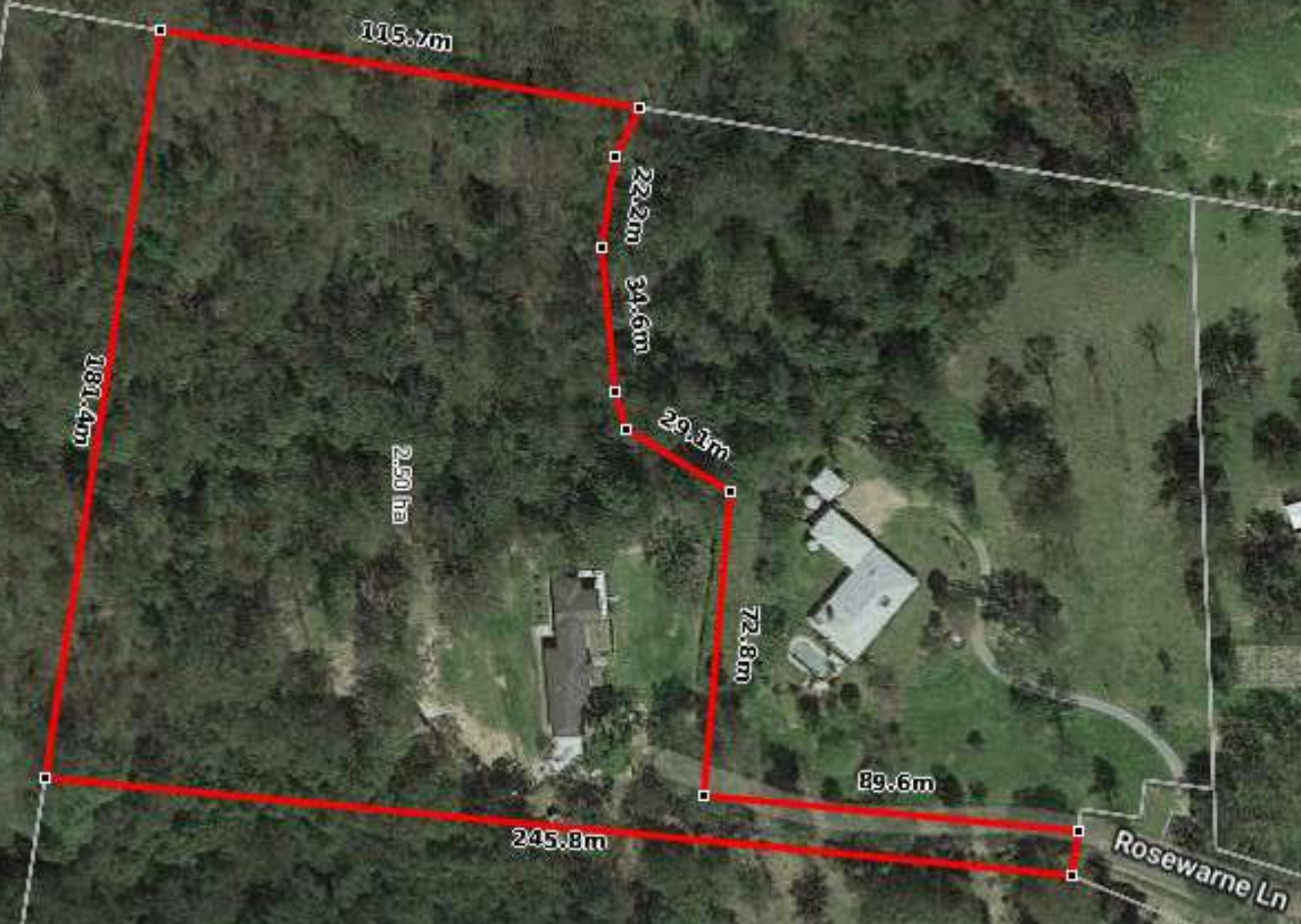


(NOT IN ACTUAL POSITION)



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.

14 Rosewarne Lane, Mount Samson



OFFER FORM			
PROPERTY:	14 Rosewarne Lane, Mount Samson		
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		

<p>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</p>	<p>1. The Buyer has not relied on any representation made by the Seller or its agent (or any other representative) in entering into this Contract other than as set out in this Contract or otherwise disclosed in the Schedules to this Contract.</p>
<p>INCLUDED CHATTLES</p>	<ul style="list-style-type: none"> • TV Bracket to Main lounge room • Dishwasher • Pool equipment (hose, rod, cleaning head and scoop) • All pumps and infrastructure associated with water tanks • Antler chandelier • Built in 5 burner BBQ • Window furnishings including electronic roller blinds to main bedroom, and manual roller blinds to remainder of house. • Outdoor small garden shed (near laundry) • All keys associated with the property • Fireplace and associated tools
<p>EXCLUSIONS</p>	
<p>SETTLEMENT DATE:</p>	