

4 Rossleigh Court, Yugar

RESORT STYLE HOMESTEAD ON 3.7 HORSE-FRIENDLY ACRES



Contact Agent



4 bed



2 bath



2 car



3.7 acres



THE HOME

- Commanding low set brick country homestead featuring wrap around verandahs - built in 1998
- 10 foot ceilings throughout
- Plantation shutters throughout
- Ducted & zoned, reverse cycle air-conditioning throughout
- Newly installed Hybrid flooring throughout living areas (lifetime warranty)
- Entertainers kitchen featuring stone bench tops, breakfast bar, subway tiled splash-back, feature pendant lighting & quality appliances including electric oven, gas cook top & dishwasher
- Open plan kitchen, family & dining area featuring bespoke built in cabinetry & access to the rear outdoor covered area
- Separate cosy lounge & library nook featuring bespoke built in cabinetry
- Open brick fireplace in the lounge for cosy winter evenings at home
- Master retreat, walk through robe & well-appointed ensuite featuring stone vanity
- Additional three bedrooms, 2 featuring built in robes, all offering ceiling fans
- Large, well-appointed family bathroom featuring stone double vanity, bath, separate shower
- Separate powder room convenient for busy families
- Laundry/mudroom featuring ample bench space, storage, sink & external access
- NBN internet - fixed wireless



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THE LAND

- 3.7 acres of cleared usable land - suitable for horses
- Fully fenced property including dog fenced house yard + two, timber post & rail paddocks
- Paddocks serviced by house water tanks
- Large, healthy dam that has never run dry
- Horse shelter in the main paddock
- Paddock drainage and sandstone wall recently upgraded
- Low-maintenance, landscaped gardens surround the house

THE INFRASTRUCTURE

- Private resort-style pool complex featuring sparkling 9m x 4m in ground salt water pool (pump & chlorinator recently replaced), large fixed umbrella, extensive decking & fabulous covered pool house offering entertainment space, outdoor kitchen and mounted TV; perfect for relaxing summer afternoons
- 2 car garage featuring front & rear electric roller doors + additional garden sheds
- 5kw solar & 3 phase power
- Electric hot water system
- Bitumen driveway and electric front gate
- 50,000L water tank capacity (water pump recently upgraded)
- Septic onsite waste treatment system (recently upgraded)



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THE LOCATION & ADDITIONAL INFO

- Amongst a community of friendly neighbours
- Bordering 'Samford Trail Network' with leisurely connections into Samford Village
- 5 mins to Samford Village | 12 mins to Ferny Grove Train
- 6 mins to Samford State School | School bus stop 250m with connections to many state & private schools
- 40 mins to Brisbane CBD & Brisbane Airport
- Moreton Bay Council Rates: approx \$600 per quarter

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Always At Your Service'**

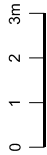
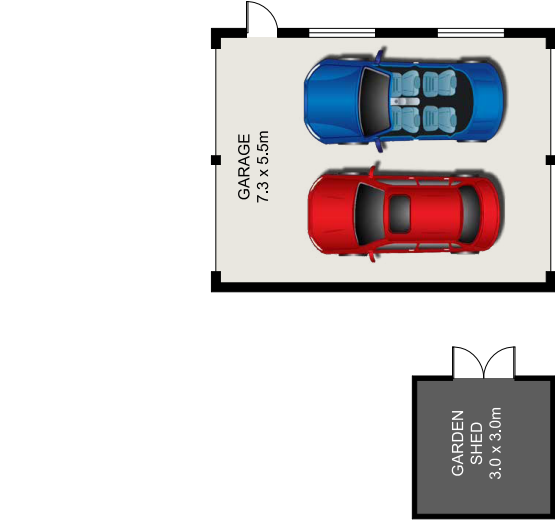
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Scale in metres, indicative only. Dimensions are approximate. All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT	:	180.76m ²
EXT	:	144.52m ²
GARAGE/SHED	:	49.15m ²
POOL HOUSE	:	19.80m ²
TOTAL	:	394.23m ²

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