

57 Harland Rd, Mt Glorious

TRANQUIL MOUNTAIN RETREAT ON 1 NATURALLY LANDSCAPED ACRE



Contact Agent



3 bed



2 bath



2 car



4,484 m²



THE HOME

- Low tox single-level pole home nestled on a spacious 1+ acre mountain block
- Polished timber floors, high ceilings & freshly painted throughout
- Cosy lounge featuring wood burning fireplace, split system AC, raked ceiling & tranquil leafy views
- Renovated kitchen featuring butcher block counter, Bosch appliances, and plenty of storage
- Master bedroom featuring direct access to the wrap around verandah, split system AC, walk in robe & renovated ensuite featuring single vanity
- Additional two light filled bedrooms once featuring split system AC and both offering tranquil leafy views
- Conveniently placed laundry featuring tub and storage space
- Large outdoor, wrap around, covered deck featuring leafy views and mountain glimpses
- A low-maintenance haven with nothing to do but sit back, relax and enjoy cool mountain breezes



CRAIG DOYLE
REAL ESTATE













THE LAND

- Set on 1.1-acre of native rainforest surrounded by National Park
- 'Bear Trails' natural landscaping featuring Established private walking trails & level areas
- Awe inspiring 700 year old Tallowood tree + many other very old beautiful trees
- Haven for native birds and wildlife
- Chicken coop discreetly positioned and sheltered from the weather
- Productive vegetable gardens for a sustainable lifestyle
- Ample grounds for potential expansion and enhanced self-sufficiency
- Located on one of Mount Glorious's most enchanting streets with century-old majestic trees



CRAIG DOYLE
REAL ESTATE

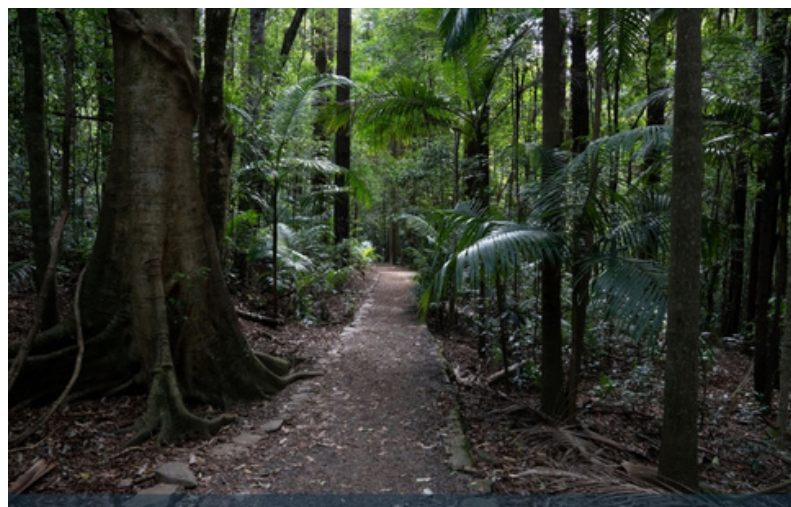


THE INFRASTRUCTURE

- Large undercover deck & private outlook
- Undercroft featuring additional storage space
- Isolation switches for generator installed to main power box
- up to 120,000L water storage capacity
- Double carport & ample off street parking
- Side Ramp access to the home via back deck
- On-site waste treatment system maintained quarterly



CRAIG DOYLE
REAL ESTATE



THE LOCATION & ADDITIONAL INFO

- Located on a quiet no through road
- 18 min drive to Samford Village
- 55 mins to Brisbane CBD & Brisbane Airport
- 18 min to Samford State School | 17 mins to Samford Valley Steiner School | 29 mins to Ferny Grove State High School
- 28 mins to Ferny Grove Station and the soon to be completed entertainment precinct
- Moreton Bay Council Rates: approx \$300 per quarter

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

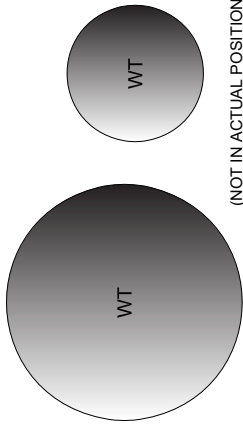
Chelsea Perry



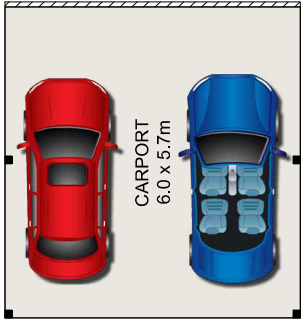
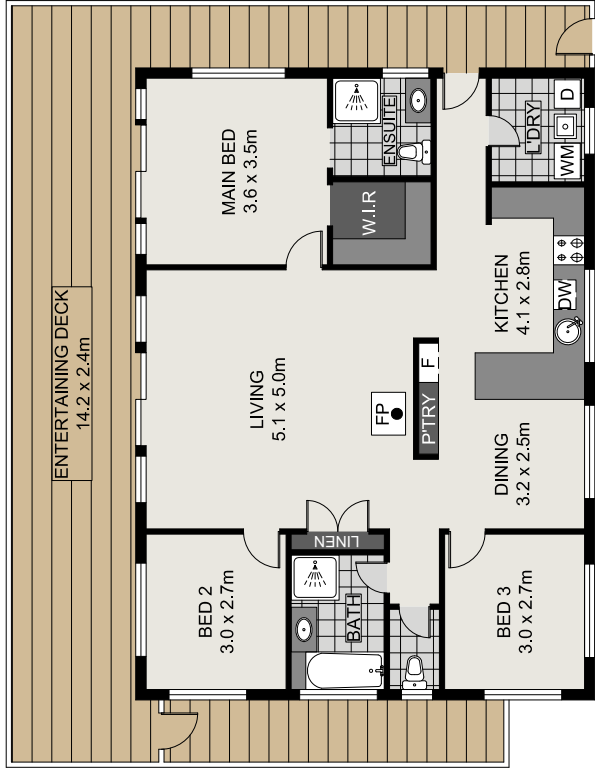
0415 901 389 | chelsea@craigdoyle.com.au



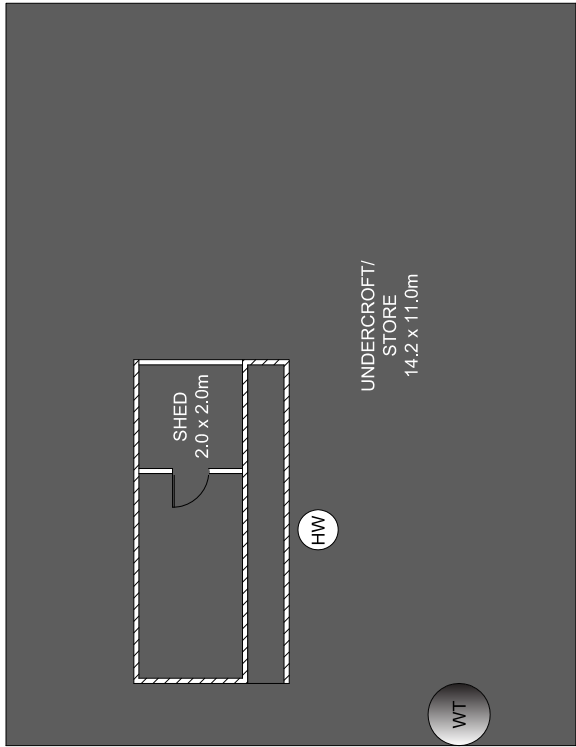
CRAIG DOYLE
REAL ESTATE



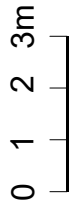
(NOT IN ACTUAL POSITION)



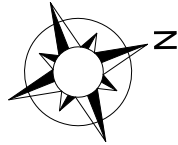
UPPER LEVEL



LOWER LEVEL



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 | : | 99.85m ² |
| EXT | : | 54.08m ² |
| UNDERCROFT/STORE | : | 157.59m ² |
| CARPORT | : | 34.20m ² |
| TOTAL | : | 345.72m ² |

57 Harland Road, Mount Glorious



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

| | | | |
|----------------------------|-----------------|---------------------|------------------|
| Title Reference: | 18476161 | Search Date: | 19/12/2023 16:19 |
| Date Title Created: | 22/02/1993 | Request No: | 46653829 |
| Previous Title: | 18103043 | | |

ESTATE AND LAND

Estate in Fee Simple

LOT 8 REGISTERED PLAN 850153
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 717396058 20/07/2016

SONIA CATHERINE SMITH

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 12316089 (POR 25)
2. MORTGAGE No 717396059 20/07/2016 at 12:49
AUSTRALIA AND NEW ZEALAND BANKING GROUP LIMITED A.B.N. 11
005 357 522
3. MORTGAGE No 717481527 31/08/2016 at 12:56
STEWART VINCENT SMITH

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **



| OFFER FORM | | | |
|---|--|---------------|--|
| PROPERTY: | 57 Harland Road, 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"> • Dishwasher • All pumps and equipment associated with water tanks • All light fittings including pendants • All blinds and curtains • All keys associated with the property |
| EXCLUSIONS | |
| SETTLEMENT DATE: | |