

44 Midwood Crt, Samford Valley

CONTEMPORARY QUEENSLAND HOMESTEAD - A TIMELESS MASTERPEICE

Contact Agent

4 bed

2 bath

5 car

1.5 acres



THE HOME

- Highset Federation-style modern Queenslander, originally built in 1994 and fully renovated in 2023
- Extensive 2023 renovations include a custom-designed kitchen, bathrooms, and laundry; complete internal repainting; modern aluminium-framed glass doors and windows with solar-attenuating glass; LED lighting; new ceiling fans; and reverse cycle underfloor ducted AC throughout.
- Improvements feature character-style aluminium balustrades, replaced front stairs & attended to outstanding maintenance
- 9ft ceilings and expansive glass create a light, airy feel integrating indoor and outdoor spaces whilst maximising views!
- Timber floors in living areas, tiled wet areas and carpeted bedrooms
- Entertainer's kitchen with butler's pantry, stone bench tops, large island breakfast bar, two-tone 2pac soft-close cabinetry, extensive drawers, pull-out cupboards, Fisher & Paykel 900mm freestanding pyroletic oven with induction cooktop, pressed tin splash back, double farmhouse sink, and Victorian-style tapware
- Flexible floorplan with multiple indoor and outdoor living areas; offering easy living for the modern family lifestyle
- Light-filled kitchen and dining area with pendant lighting and bi-fold doors opening to a covered alfresco space
- Two spacious lounges with large windows, access to the front deck and stunning mountain views
- Front verandah with two rotundas, UV-blocking shade blinds and additional outdoor entertainment areas.
- Master retreat featuring mountain views, mirrored built-in robe, French doors to the veranda, and modern ensuite with floor-to-ceiling tiles, custom stone vanity, twin stainless steel basins and walk-in frameless glass shower with niche
- Three additional light filled bedrooms featuring ceiling fans and built-in robes
- Family bathroom also featuring high-end fixtures, floor-to-ceiling tiles, custom stone vanity, stainless steel basin and walk-in frame less glass shower with niche
- Well-appointed laundry featuring custom cabinetry, stone bench top, farmhouse sink, large walk in linen and external access
- Additional storage room adjacent to the laundry
- Legal height downstairs offers potential for future expansion
- 4 covered tandem car spaces with remote roller doors, under-house storage, and heavy-duty shelving; plus an additional carport under the back deck
- NBN (FTTN) internet with fiber-to-the-premises option
- Excellent phone reception throughout

















THE LAND

- Nestled high on the hillside offering sweeping views of Samford Valley and the D'Aguilar Mountain range
- 1.5 acres of expertly retained, planted, and contoured land, with extensive drainage solutions to enhance the views while maintaining a low-maintenance landscape
- Lomandra grass stabilizing the topsoil on the front and rear banks during heavy rainfall
- Frequent visits from native wildlife, including pademelons, wallabies, echidnas, and a vibrant array of birdlife, along with native bees such as blue-banded and teddy bear bees
- A diverse mix of established trees thoughtfully positioned throughout the property
- A stone boulder retaining wall at the base of the embankment creating a perfectly flat yard space in front of the home



THE INFRASTRUCTURE

- Solar-powered electric front gate featuring a long-distance receiver, operable from the house
- Fully dog-fenced boundary line, recently redone in 2023, including a gate with new supports by Clint Greenhill of Rural Fencing
- All-weather bitumen driveway
- Town water
- Electric hot water system
- Bio-cycle onsite waste treatment system, maintained quarterly by Super Treat
- NBN (FTTN) internet featuring infrastructure in place for an upgrade to fibre to the premise



THE LOCATION & ADDITIONAL INFO

- Located on a picturesque, tree-lined, no-through road amongst a community of friendly neighbors
- Backing onto a 17-acre rural residential land holding with extensive environmental overlays bordering National Park, ensuring the back boundary will never be developed
- 8 minutes to Samford Village | 18 minutes to Ferny Grove Train Station and the soon-to-be-completed entertainment precinct
- 40-minute drive to Brisbane CBD and Airport
- 7-minute drive to Samford State School | 9-minute drive to Samford Valley Steiner School
- School bus on the corner of Midwood Ct and Mt O'Reilly Road, transporting to Samford State School and Ferny Grove High School, with easy transfers in the Village for connecting buses to many private schools as well as Samford Valley Steiner School (Brisbane Bus Lines)
- Moreton Bay Regional Council Rates: approx. \$720 per quarter | Unity Water Rates: approx. \$275 (consumption-based)

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0415 901 389 | chelsea@craigdoyle.com.au



67.4m

107.5m

49.3m

108.8m

6000 m²

41

42

43

65

Midwood Ct

Midwood Ct