

152 McLean Rd Sth, Camp Mtn

SPACIOUS FAMILY OASIS ON 5 TRANQUIL ACRES



Contact Agent



6 bed



3 bath



5 car



5 acres



THE HOME

- An opulent family residence of grand proportions built in 1993 by Power Architects and BPD Building (plans available)
- Fully re-painted in 2023. New carpet & vinyl plank flooring installed late 2017. Renovated kitchen & bathrooms Nov 2005
- High ceilings (2.7m), zoned/ducted AC, custom cabinetry & bespoke finishes throughout
- High grade vinyl plank flooring throughout kitchen, living & dining spaces, carpet in bedrooms and office
- Plantation shutters throughout
- Two reverse cycle, zoned, ducted air conditioning systems
- Entertainers kitchen in the heart of the home featuring stone waterfall island bench, freestanding double oven with 8 burner gas cooktop, dishwasher, clever storage solutions including drawers & appliance cupboard, 2x stacker windows and servery for added outdoor entertaining convenience
- Open plan kitchen, living and dining space featuring seamless indoor/outdoor flow via large stacker doors
- Large covered & paved outdoor entertainment area & rotunda featuring tranquil views to bushland & sparkling inground swimming pool
- Huge master retreat featuring extensive custom cabinetry and luxurious ensuite boasting spa bath, twin stone vanity and huge shower
- Additional 5 light filled bedrooms, 4 featuring built in robes and bed 6 offering a 2nd ensuite for the ultimate in guest convenience
- Palatial home office featuring custom library, built in desk, filing cabinet & wood burning fireplace
- Additional study nook offering ample space for 3 kids to complete homework
- Additional flex space perfect for a home gym, kids play room or rumpus
- Large built in laundry featuring cabinetry, bench, dual sinks & external access
- Three car, remote roller garage featuring additional storage space, convenient drive through & internal access
- NBN internet (FTTP)
- Two gas hot water systems



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REAL ESTATE







CRAIG DOYLE
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THE LAND

- Set on a sprawling 5-acre parcel with the ideal mix of cleared usable & natural bush land
- Level house yard perfect for kids & pets
- Established low-maintenance landscaping
- Two large dams with one featuring a pump servicing outdoor taps
- A large chicken coop
- Productive fruit orchard offering mangos (7 trees!) lychee, macadamia, bananas, mandarins, grapefruit, lime, oranges, lemonade & lemons
- Fully fenced boundary, electric front gate & intercom
- All weather bitumen driveway with grand sense of arrival



CRAIG DOYLE
REAL ESTATE



THE INFRASTRUCTURE

- Heated, resort style, salt water pool featuring extensive pool paving & private outlook
- 5kw solar power
- 50,000L water storage capacity + pump to dam for gardens
- Huge barn style brick shed featuring concrete floor & 3 phase power
- 2x gas hot water system
- On-site waste treatment system maintained quarterly
- Taj Mahal of chicken coops featuring nesting box and run
- NBN (FTTP) internet + super fast 5G internet + excellent phone reception (Telstra)



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THE LOCATION & ADDITIONAL INFO

- Located on a tranquil no through road amongst a community of friendly neighbours
- 5 min drive to Samford Village
- 30 mins to Brisbane CBD & Brisbane Airport
- 6 min to Samford State School | 10 mins to Samford Valley Steiner School | 10 mins to Ferny Grove State High School
- School bus at the gate with Village connections to many excellent state & private schools
- 10 mins by car and an easy walk or bike ride along the Samford Cycle Link & historic train line to Ferny Grove Station and the soon to be completed entertainment precinct
- Samford Valley trails off Nullamanna Road leading to an extensive network all around the Valley (refer Samford Trail Map)
- Moreton Bay Council Rates: approx \$800 per quarter

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

Chelsea Perry



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**CRAIG DOYLE
REAL ESTATE**



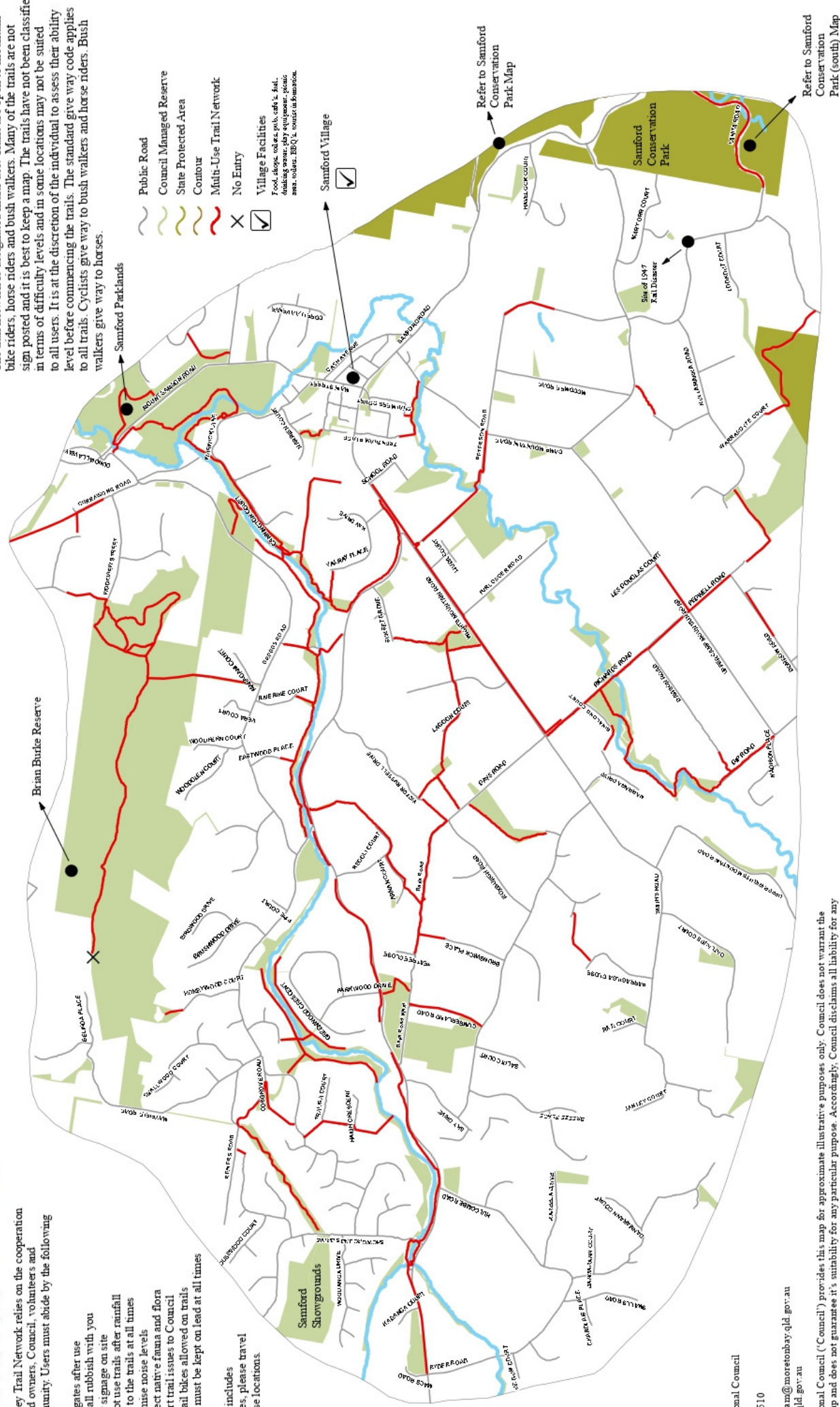
Samford Valley Trail Network

- Shut gates after use
- Take all rubbish with you
- Obey signage on site
- Do not use trails after rainfall
- Keep to the trails at all times
- Minimise noise levels
- Respect native fauna and flora
- Report trail issues to Council
- No trail bikes allowed on trails
- Dogs must be kept on lead at all times

Council accepts no liability for reliance on this map and trails are used at your own risk.

Scale 1:27000 (1 cm = 270m)
Contours 20m
270 m 540 m

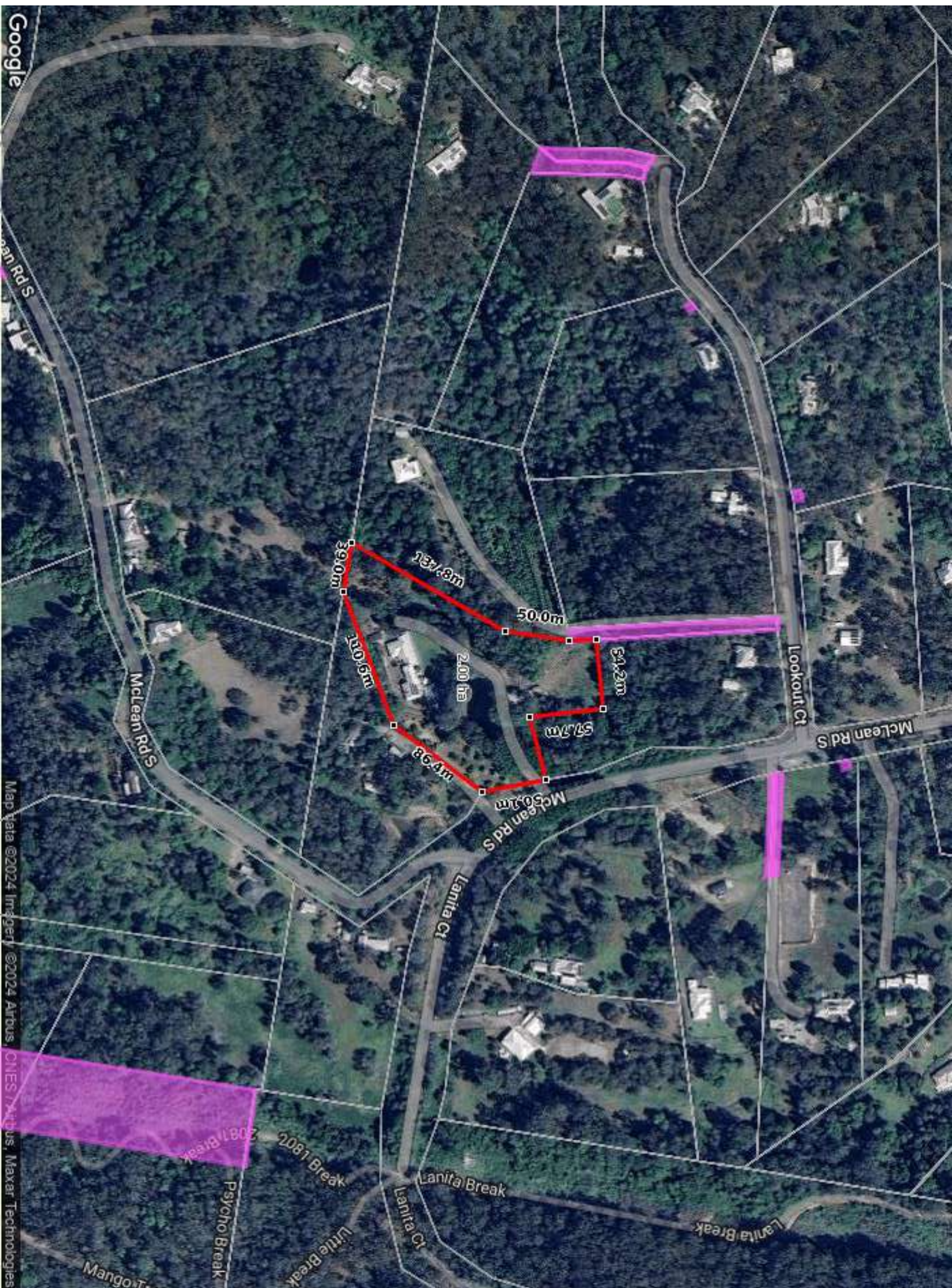
The trail network is designated multi-use. Trails are open to mountain bike riders, horse riders and bush walkers. Many of the trails are not sign posted and it is best to keep a map. The trails have not been classified in terms of difficulty levels and in some locations may not be suited to all users. It is at the discretion of the individual to assess their ability level before commencing the trails. The standard give way code applies to all trails. Cyclists give way to bush walkers and horse riders. Bush walkers give way to horses.



Moreton Bay Regional Council ("Council") provides this map for approximate illustrative purposes only. Council does not warrant the accuracy of this map and does not guarantee it's suitability for any particular purpose. Accordingly, Council disclaims all liability for any loss suffered as a result or arising from any reliance on this map.

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strategicplanningteam@moretonbay.qld.gov.au
www.moretonbay.qld.gov.au

McLean Rd S



Lookout Ct

McLean Rd S

McLean Rd S

Lanita Ct

Lanita Break

Little Break

Psycho Break

Mango Tr

2.00 ha

Brian Burke Reserve

- Public Road
- Council Managed Reserve
- State Protected Area
- Contour
- Multi-Use Trail Network
- No Entry
- Village Facilities
Food, shops, toilets, pub, cafe's, fuel, drinking water, play equipment, picnic area, toilets, BBQ's, tourist information.

Samford Village

Refer to Samford Conservation Park Map

Samford Conservation Park

Refer to Samford Conservation Park (south) Map



Queensland Titles Registry Pty Ltd
ABN 23 648 568 101

Title Reference:	18344028	Search Date:	12/12/2023 13:18
Date Title Created:	13/07/1992	Request No:	46581007
Previous Title:	18078208		

ESTATE AND LAND

Estate in Fee Simple

LOT 34 REGISTERED PLAN 844845
Local Government: MORETON BAY

REGISTERED OWNER

Dealing No: 719935937 04/03/2020

BENJAMIN STEPHEN BEEBE
TERINA NARELLE BEEBE

JOINT TENANTS

EASEMENTS, ENCUMBRANCES AND INTERESTS

1. Rights and interests reserved to the Crown by
Deed of Grant No. 10562088 (POR 111)
2. EASEMENT No 602033343 (K456772P) 09/11/1990
BENEFITING THE LAND
OVER EASEMENT G ON RP808612
3. MORTGAGE No 722634008 24/07/2023 at 16:06
BANK AUSTRALIA LIMITED A.C.N. 087 651 607

ADMINISTRATIVE ADVICES

NIL

UNREGISTERED DEALINGS

NIL

Caution - Charges do not necessarily appear in order of priority

** End of Current Title Search **

A pool safety certificate is required in Queensland when selling or leasing a property with a regulated pool.
This form is to be used for the purposes of sections 246AA and 246AK of the *Building Act 1975*.

1. Pool safety certificate number

Certificate number: PSC0189908

2. Location of the swimming pool

Lot/s on plan details are usually shown on the title documents and rates notices

Street address:

152 MCLEAN S RD

CAMP MOUNTAIN QLD

Postcode

4

5

2

0

Lot and plan details:

34/RP/844845

Local government area:

MORETON BAY REGIONAL

3. Exemptions or alternative solutions for the swimming pool (if known and applicable)

If it is known that an exemption or alternative solution is applicable to the swimming pool please state this. This will help provide pool owners with a concise and practical explanation of the exemption or alternative solution. It will also help to ensure the ongoing use of the pool and any future modifications do not compromise compliance with the pool safety standard.

No disability exemption applies; No impracticality exemption applies

No alternative solution applies

4. Shared pool or non-shared pool

Shared pool

☐

Non-shared pool

☒**5. Pool safety certificate validity**

Effective date:

06 / 10 / 2023

Expiry date:

06 / 10 / 2025

6. Certification

This certificate states that the pool safety inspector has inspected the regulated pool and is satisfied that the pool is a complying pool under the *Building Act 1975*.

I certify that I have inspected the swimming pool and I am reasonably satisfied that, under the *Building Act 1975*, the pool is a complying pool.

Name:

Barry David MORRIS

Pool safety inspector
licence number:

PS15130691

Signature:

Other important information that could help save a young child's life

It is the pool owner's responsibility to ensure that the pool (including the barriers for the pool) is properly maintained at all times to comply with the pool safety standard under the *Building Act 1975*. Gates and doors giving access to the pool must always be kept securely closed while they are not in use. High penalties apply for non-compliance. It is essential that parents and carers carefully supervise young children around swimming pools at all times. Parents should also consider beginning swimming lessons for their young children from an early age. Please visit www.qbcc.qld.gov.au/your-property/swimming-pools/pool-safety-standard for further information about swimming pool safety. This pool safety certificate does not certify that a building development approval has been given for the pool or the barriers for the pool. You can contact your local government to ensure this approval is in place.

Privacy statement

The Queensland Building and Construction Commission is collecting personal information as required under the *Building Act 1975*. This information may be stored by the QBCC, and will be used for administration, compliance, statistical research and evaluation of pool safety laws. Your personal information will be disclosed to other government agencies, local government authorities and third parties for purposes relating to administering and monitoring compliance with the Building Act 1975. Personal information will otherwise only be disclosed to third parties with your consent or unless authorised or required by law.

RTI: The information collected on this form will be retained as required by the *Public Records Act 2002* and other relevant Acts and regulations, and is subject to the Right to Information regime established by the *Right to Information Act 2009*.

This is a public document and the information in this form will be made available to the public.



OFFER FORM			
PROPERTY:	152 McLean Rd South, Camp Mountain		
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 the pool • All pumps and equipment associated with the water tanks • All pumps & equipment associated with the dam • Inverter/panels associated with the solar • Free standing oven/cooktop • All light fittings including pendants • All blinds and curtains • All keys and remotes associated with the property • Kids play equipment • Chicken coop
EXCLUSIONS	
SETTLEMENT DATE:	