

# 20 Masseys Creek Crt, Cedar Creek


## QUINTESSENTIAL COUNTRY RETREAT ON 5 LUSH ACRES

 Contact Agent

 4 bed

 3 bath

 3 car

 5 acres



## THE HOME

- 1920s Queenslander relocated to the property in the early 2000's
- Original character features including lofty 10 foot ceilings, VJ walls, wide Hoop Pine timber floors, period tiles, timber casement windows, timber French doors, stained glass, antique light fittings/fixtures & ornate fretwork
- Country timber kitchen featuring a 600mm freestanding, stainless steel oven with gas cooktop, sitting in the traditional stove alcove, taking the place of an original pot belly fire that would have once serviced the home chef
- Open plan living, dining and sunroom connected to outdoor decks through original timber French doors
- Two spacious covered outdoor decks offering outdoor space no matter what time of day or year and featuring either stunning mountain and paddock views or tranquil leafy views
- Spacious master bedroom featuring walk in robe, ceiling fan, reverse cycle AC, leadlight windows & period style antique fixtures
- Two additional light filled bedrooms, one featuring a ceiling fan and both featuring reverse cycle split system AC
- Family bathroom featuring claw foot bathtub with shower, pedestal basin with timber mirrored cabinet, period tiles & feature stained glass window
- Separate laundry including a second bathroom with shower and toilet within the detached garage
- Exterior of the home professionally repainted in March 2020 and interior in 2021
- Mountain views from the front and back timber decks with staircase access to the yards
- New roof over front deck built in 2018
- Electric Hot water system installed in 2022
- Telstra tower on house for 4G
- Star-link internet connection





CRAIG DOYLE  
REAL ESTATE

















## THE SHED

- 20m x 8m fully insulated (Sisalation Foam Cell) shed featuring extra 6.3m high ceilings constructed December 2019
- Shed split into a large multi purpose space featuring bathroom and mezzanine access + a separate extended 2 car shed/workshop featuring remote door access
- Two glass sliding doors and expansive windows flood the large multi-purpose space with natural light and allow excellent airflow
- Internal Merbau timber staircase connecting to 8m x 7m mezzanine floor built in May 2020
- Mezzanine featuring VJ timber walls, plasterboard roof, earth wool insulation, carpet, split system air conditioning and 3 large windows with timber blinds
- Full bathroom featuring period style pedestal basin, shower, imported Spanish tiles & instant hot water system
- Separate switch board servicing the shed
- Phone, internet and TV antenna ports in mezzanine and multi-purpose space
- Approved and certified by council as an outhouse, engineer certified to be converted to a class 1a dwelling



CRAIG DOYLE  
REAL ESTATE





Virtual Furniture utilised in this image

*Chelsea Perry*  **CRAIG DOYLE**  
REAL ESTATE



Virtual Furniture utilised in this image

*Chelsea Perry*  **CRAIG DOYLE**  
REAL ESTATE



 **CRAIG DOYLE**  
REAL ESTATE





## THE LAND

- 5 livestock friendly acres boasting rich alluvial soil
- Fully fenced boundary, dog fenced house yard + 2 fenced paddocks
- Spring fed dam in back paddock with seasonal creek nearby
- Abundance of cleared usable land
- Tropical rainforest aspects with established trees
- Productive fruit trees including orange, lemon, grapefruit, nashi pears, mulberry, mango, avocado, lime and kaffir lime trees
- Raised vege gardens, fenced to protect your bounty

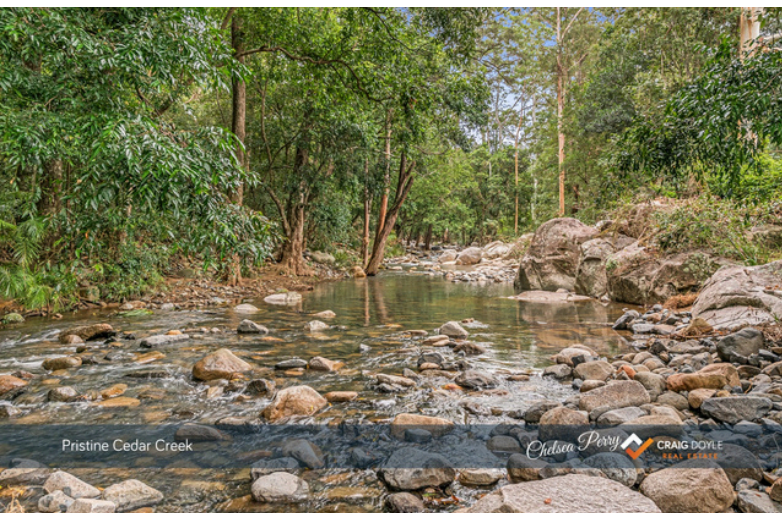




## THE INFRASTRUCTURE

- Asphalt all weather driveway
- 'The Shed' + a separate detached 1 car garage featuring laundry & full bathroom 1.7 Kw solar power
- 3 stables/yard area
- Biocycle onsite waste treatment system maintained quarterly by Biocycle Queensland
- 160,000L of water tank capacity consisting of 2 x 22,500L + 13,000L with a pump + 5,000L tank (next to the laundry) with its own pump servicing the house + 2x 22,500L poly tanks with pump servicing the shed (installed in 2020)
- All tanks interconnected by underground pipes with the ability to draw water from the shed tanks to the house by turning the header tap
- ADT back to base alarm system throughout home and shed (enabled with an annual subscription) , deadbolts on all doors and windows for piece of mind
- Ant caps + chemical termite barriers installed around each post - last topped up in Sept 2022 offering a 5 year warranty





## THE LOCATION & ADDITIONAL INFO

- Nestled in the foothills of 'The Bluff' on a tranquil no through road amongst a community of friendly neighbours
- 15 min drive to Samford Village | 22 min drive to Dayboro township
- 17 min drive to Samford State School | 20 mins to Samford Valley Steiner School | 28 mins to Ferny Grove State High School
- Under 1 hr drive to Brisbane CBD & Brisbane Airport
- School bus on Cedar Creek Rd with connections in Samford Village to excellent private schools
- Moreton Bay Council Rates: approx \$640 per quarter

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

*Chelsea Perry*

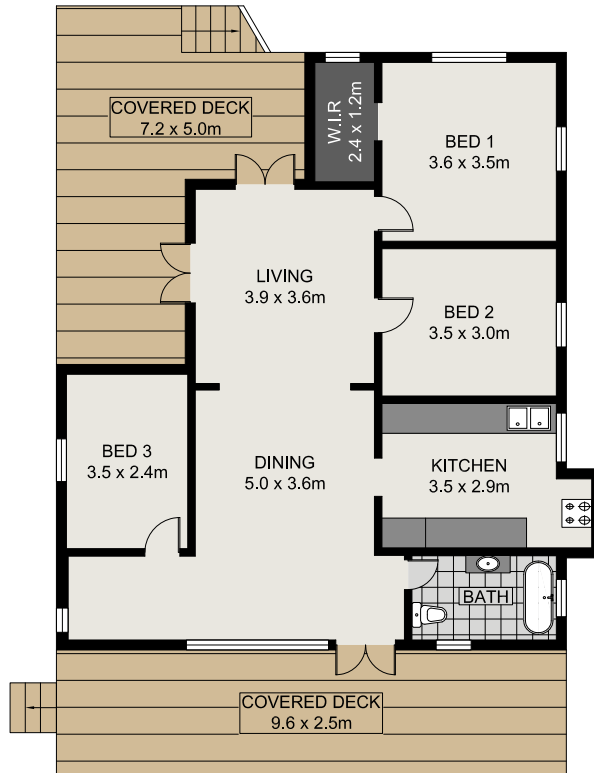


0415 901 389 | [chelsea@craigdoyle.com.au](mailto:chelsea@craigdoyle.com.au)

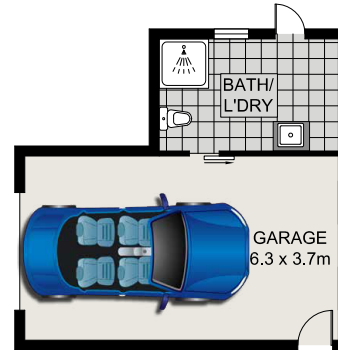


**CRAIG DOYLE**  
REAL ESTATE

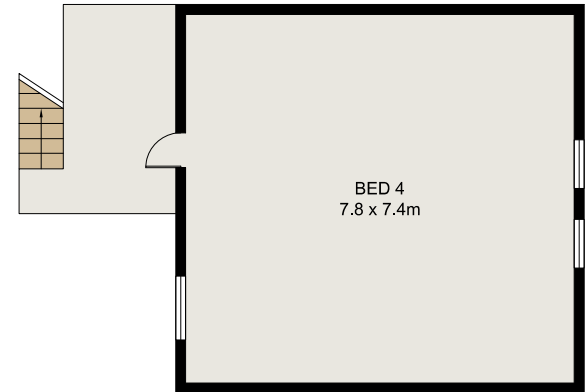




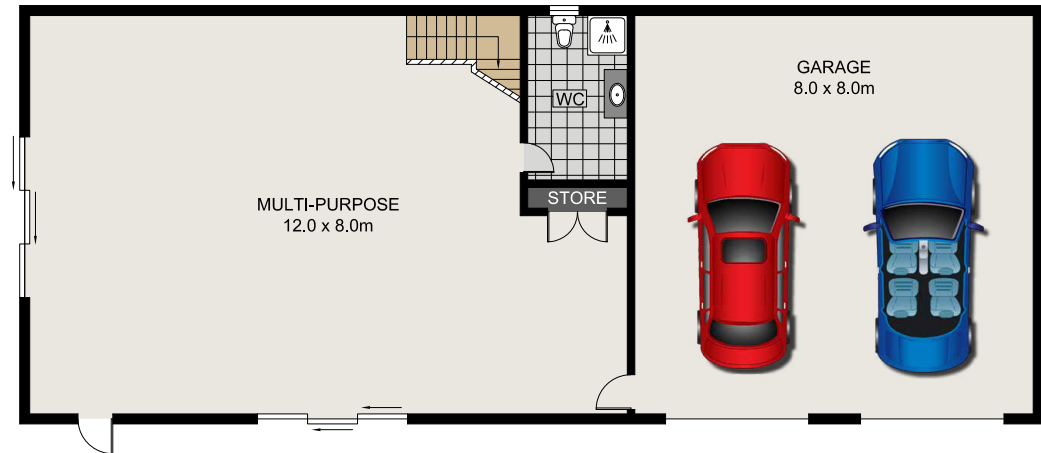
HOUSE



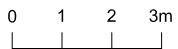
SEPARATE GARAGE



SHED MEZZANINE



SHED GROUND FLOOR



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 : 254.57m<sup>2</sup>  
 EXT : 64.31m<sup>2</sup>  
 GARAGE : 87.31m<sup>2</sup>  
 TOTAL : 406.19m<sup>2</sup>

## 20 Masseys Creek Court, Cedar Creek





Burley Rd

Burley Rd

Burley Rd

81.2m

46.0m

56.9m

124.2m

2.00 ha

169.9m

Masseys Creek Ct

Masseys Creek Ct

Dairy Farm Ln

Masseys Creek Ct

Cedar Cr





OFFER FORM			
PROPERTY:	20 Masseys Creek Court, Cedar Creek		
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 <b>PLEASE CIRCLE ONE</b> <b>7 DAYS   14 DAYS</b>
FINANCE:	<b>PLEASE CIRCLE ONE</b> Not Subject to Finance <b>7 Days</b> <b>14 Days</b> <b>21 Days</b>		
BUILDING & PEST:	<b>PLEASE CIRCLE ONE</b> <b>7 DAYS    14 DAYS</b>		



<b>OTHER SPECIAL CONDITIONS:</b> <b>(IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b>	
<b>INCLUDED CHATTLES</b>	<ul style="list-style-type: none"> <li>• Dishwasher</li> <li>• All light fittings including pendant lights</li> <li>• All blinds, curtains and window furnishings</li> <li>• All keys and remotes associated with the property</li> <li>• All pumps and equipment associated with the water tanks</li> <li>• All panels, inverters and equipment associated with the solar</li> </ul>
<b>EXCLUSIONS</b>	
<b>SETTLEMENT DATE:</b>	