

4 Andrew Road, Closeburn

MODERN FAMILY HOME ON PRISTINE 4.2 ACRE PARCEL...



Contact Agent



4 bed



2 bath



8 car



4.2 acres



THE HOME

- Contemporary low set brick family residence built in 2012 by Street Appeal Homes
- 2.7m ceilings, sliding doors & an expansive use of glass offers a light & airy feel
- Tiled throughout living spaces, carpet in bedrooms
- Well-considered open plan layout with kitchen & living spaces leading to large covered alfresco & pool area
- Entertainers kitchen featuring stone bench tops, well-appointed storage solutions, quality appliances including gas cook top & Asko dishwasher, spacious breakfast bar & a convenient servery window, connecting to the large outdoor entertainment area
- Separate media room ensuring space for the whole family to enjoy
- Custom built cabinetry inc. impressive TV unit & the perfect homework station for 3 in the open plan living space
- Impressive North facing covered alfresco
- Master retreat featuring direct access to the alfresco, walk in robe & large well appointed ensuite featuring twin vanity, shower, separate bath & separate toilet
- Additional 3 light filled bedrooms all featuring built in wardrobes with mirror door
- Large laundry featuring, external access, full length bench to accommodate front loader and dryer & soft close cabinetry
- Ceiling fans throughout



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THE LAND

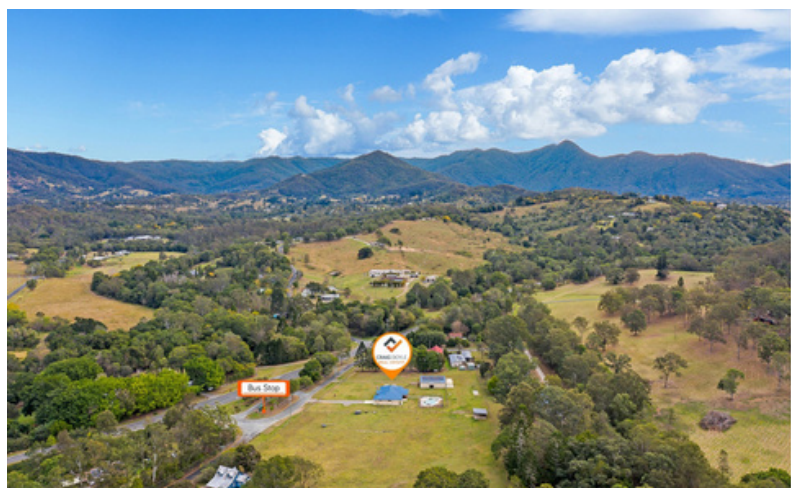
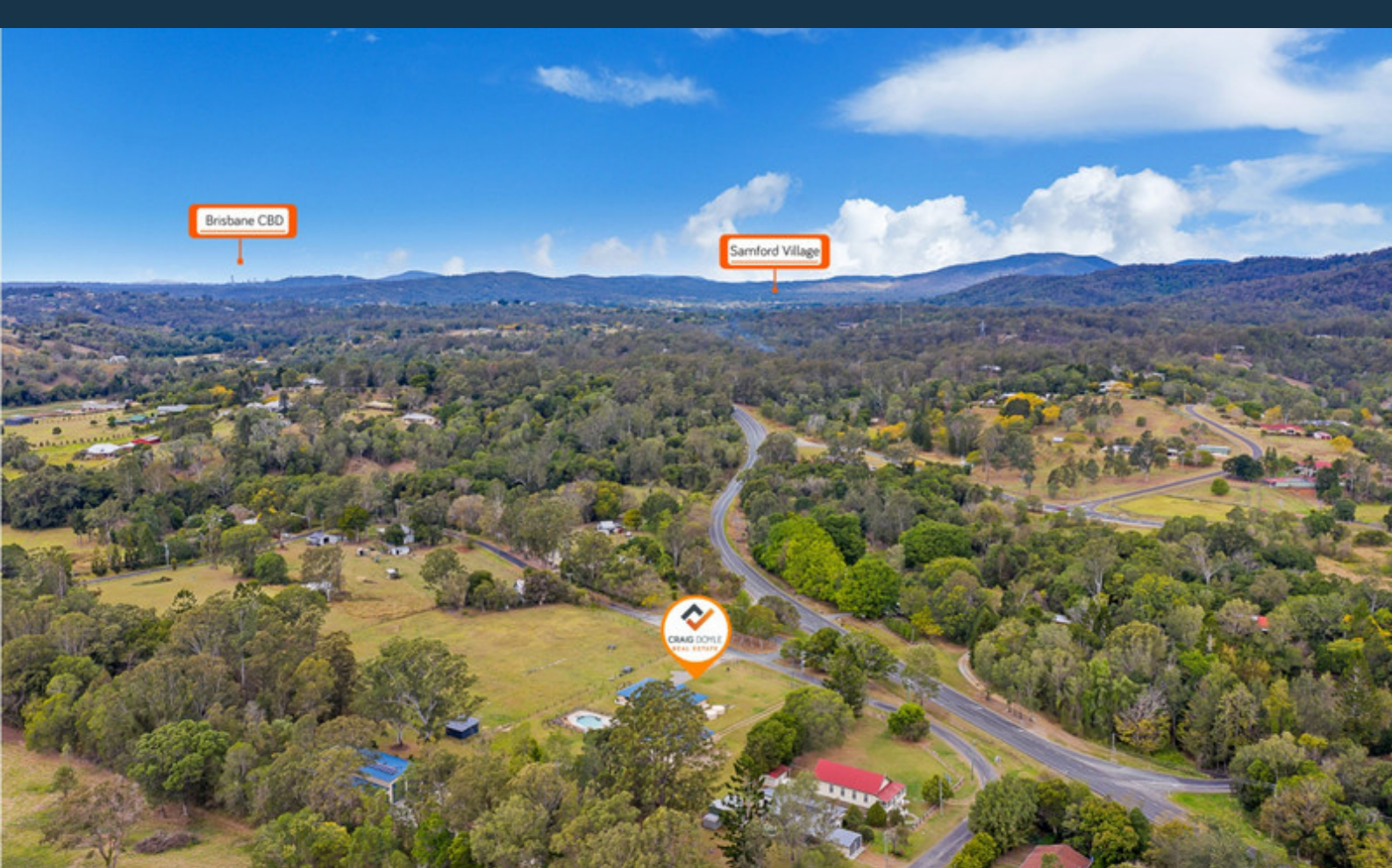
- 4.2 acres of pristine, fully flat, alluvial land featuring fully dog fenced house yard + large paddock & 6m x 6m livestock shelter
- Located on historic grounds, that once hosted the Closeburn markets & local sporting field for generations gone by
- 300m from pristine Cedar Creek

THE INFRASTRUCTURE

- Sparkling in-ground saltwater pool with beach entry & tranquil surrounds
- 3-phase power, dual street frontage both with electric gates & 15kW solar
- 3 x 22,500 L tanks (2 off house, one off shed)
- NBN internet & excellent phone reception (Telstra)
- Epic 15m x 9m shed + 15m x 3.5m built-in annexe (187.5 m² under roof)
- Eufy security system with 4 x rechargeable cameras and 2 x hard-wired fixed cameras with motion sensor lights
- Bio-cycle on-site waste treatment system



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THE LOCATION & ADDITIONAL INFO

- Amongst a community of friendly neighbours
- 6 min drive to Samford Village
- 35 mins to Brisbane CBD & Brisbane Airport
- 5 mins to Mt Samson State School, 10 mins to Eatons Hill State School, 8 mins to Samford State School,
- 13 mins to Ferny Grove Station & 15 min to Ferny Grove SHS
- Bus stop to all local primary & high schools at the front gate
- Near Samford Valley Horse Trails (See Samford Valley Trail Map)
- Moreton Bay Council Rates: approx \$714 per quarter

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

Chelsea Perry



0415 901 389 | chelsea@craigdoyle.com.au



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Samford Valley Trail Network

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

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

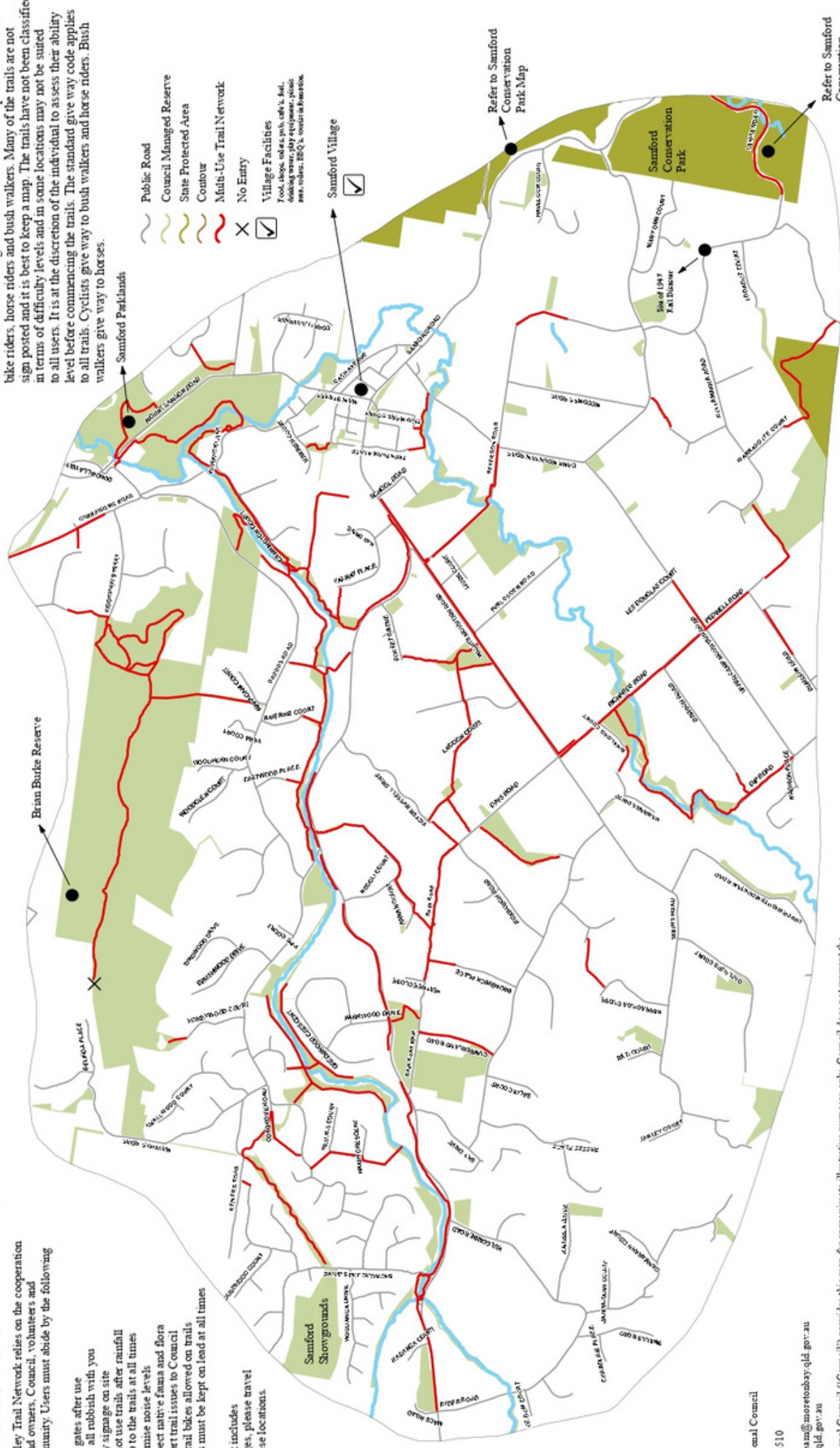
The trail network is designated multi-use. Trails are open to mountain bike riders, horse riders and bush walkers. Many of the trails are not sign posted and it is best to keep a map. The trails have not been classified in terms of difficulty levels and in some locations may not be suited to all users. 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.

- 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

The trail network includes moved road verges, please travel with safety in these locations.

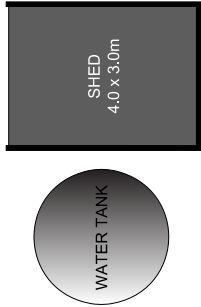
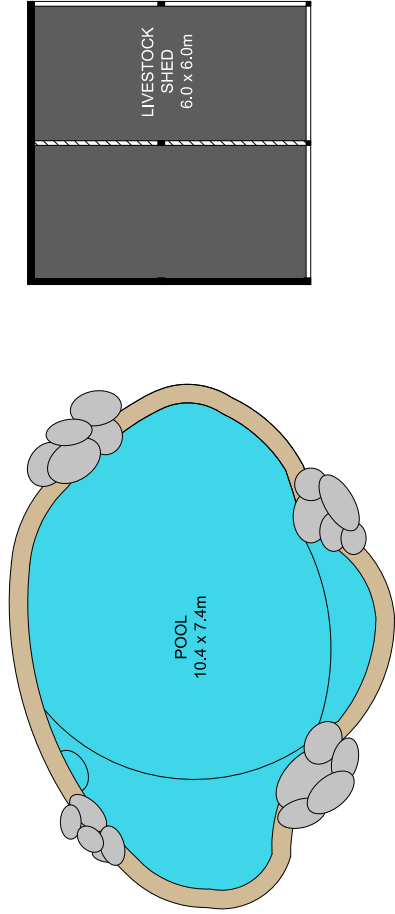
- Public Road
- Council Managed Reserve
- State Protected Area
- Contour
- Multi-Use Trail Network
- No Entry
- Village Facilities

Trail, slope, water, path, cafe, fuel, drinking water, play equipment, picnic area, toilets, BBQ & toilet information.

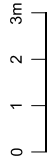
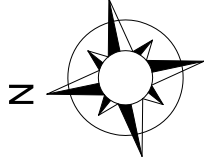
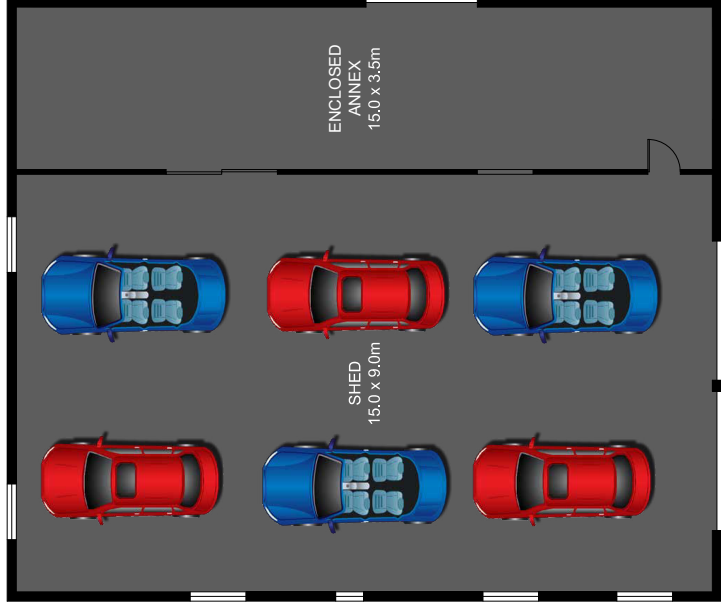


Moreton Bay Regional Council
PO BOX 159
Caboolture QLD 4510
(07) 3205 055
strategicplanningteam@moretonbay.qld.gov.au
www.moretonbay.qld.gov.au

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(NOT IN ACTUAL POSITION)



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	: 206.58m ²
EXT	: 55.72m ²
SHED/ANNEX/LIVESTOCK SHED	: 237.00m ²
GARAGE	: 36.00m ²
TOTAL	: 535.30m ²

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