

# 19 Wentworth Ave, Mount Nebo

FRESHLY RENOVATED, TIMBER-RICH MOUNTAIN RETREAT

Contact Agent

4 bed

2 bath

2 car

1,507m<sup>2</sup>



## THE HOME

- **Build:** Custom timber home built in 1986 (plans available)
- **Recent Improvements:** Freshly painted interiors with new bedroom carpets and fully refurbished kitchen and bathrooms.
- **Flooring:** Harwood timber floors throughout, with tiles to the bathrooms and carpet in the bedrooms.
- **Kitchen:** The kitchen includes an electric oven, induction cooktop, dishwasher, ample bench space, a large fridge space, and a walk-in pantry. Fully refurbished two years ago.
- **Living Rooms:** Open-plan living and dining area connects to the kitchen and outdoor living spaces, filled with natural light through glass sliding doors and large windows.
- **Master Bedroom:** Featuring bathroom access, built-in robe, carpet, curtains, and a private deck accessed through glass sliding doors.
- **Bedrooms:** An additional three light filled bedrooms with built-in robes, carpets, and curtains.
- **Bathrooms:** The property includes fully refurbished bathrooms on both levels, updated three years ago. The spacious upstairs bathroom features dual basins, a bath, shower, and a separate toilet with dual access from the master bedroom and main hallway. The downstairs bathroom includes a shower and toilet with access to outside and internal access from the kitchen.
- **Laundry:** Featuring convenient access to outside and internal access from the kitchen, with a storage cupboard and under-tub storage.
- **Outdoor Entertaining:** East-facing entertaining deck with a wraparound verandah around the entire perimeter of the home.
- **Internet:** Telstra 4GX dongle offering download speeds of 51 Mbps and upload speeds of 7.5 Mbps.

































## THE LAND

- **Land Size:** 1,507m<sup>2</sup>
- **Fencing:** Wire fencing to the boundary
- **Views:** Tranquil rainforest landscape
- **Wildlife:** Abundance of native birds including King parrots, Cockatoos and Lorikeets

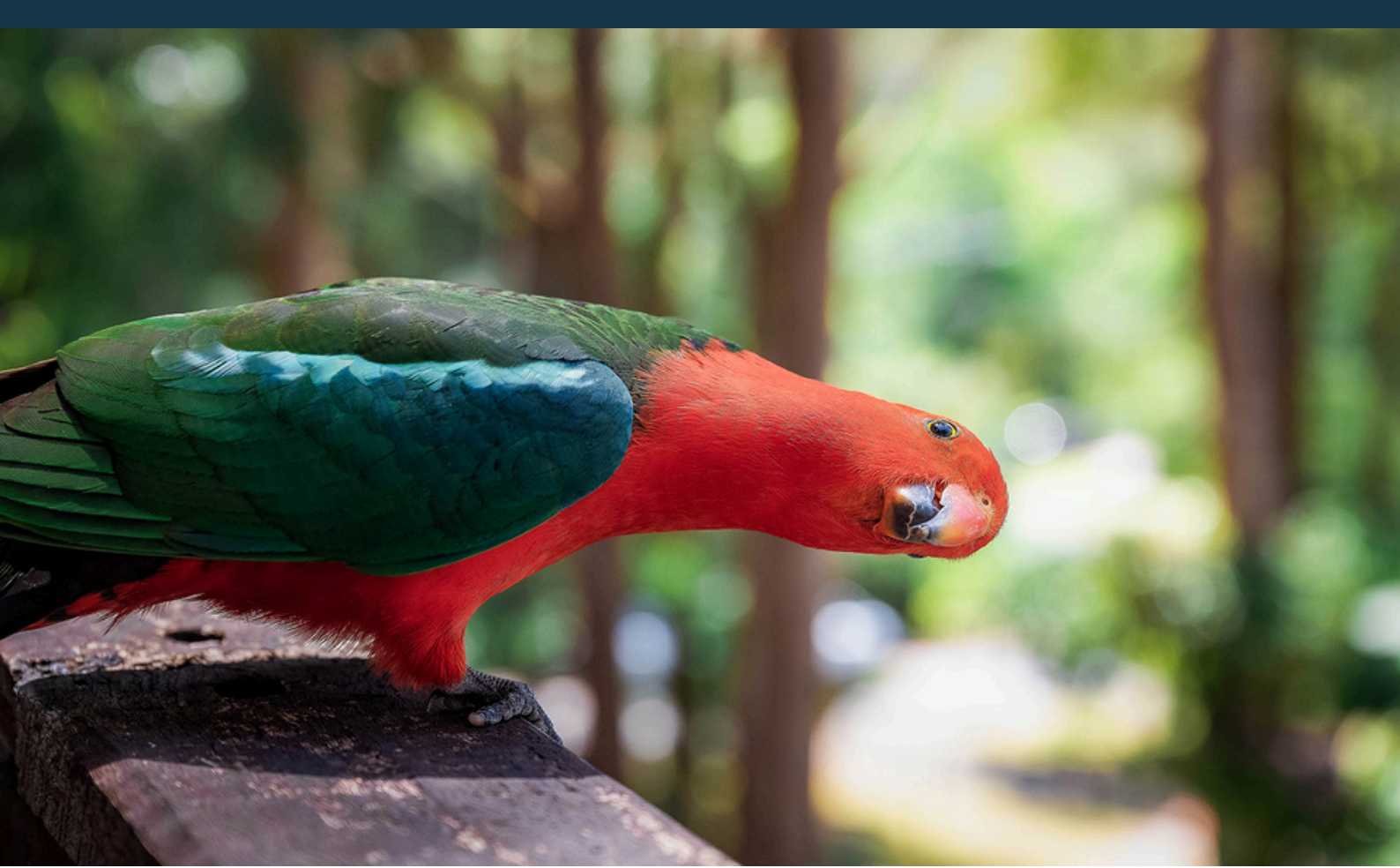




## **THE INFRASTRUCTURE**

- **Water:** 2 x 17,500L water tanks
- **Waste Management:** Septic system
- **Undercover Car Spaces:** 8.2 x 6.4m carport with an additional undercover car space located under the house
- **Insulation:** Sarking under roof
- **Power:** Standard power
- **Hot water system:** Heat pump hot water system
- **Shed:** 8ft by 4ft Garden Shed
- **Storage:** Large undercroft storage/workshop or 'mancave'





D'Aguilar National Park, Mount Glorious

Chelsea Perry CRAIG DOYLE REAL ESTATE



Lake Wivenhoe Lookout, Mount Glorious

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## THE LOCATION & ADDITIONAL INFO

- Located on one of Mount Nebo's most picturesque, no through roads, amongst a community of friendly neighbours
- A vibrant community with local businesses offering yoga, mediate, massage, music and much more
- 13 mins to local Mount Glorious Cafe
- 2 min drive to Mount Nebo State School
- 25 mins to Samford Valley Steiner School
- 26 min drive to Samford Village & Samford State School
- 24 mins to The Gap Village shopping precinct and high school
- Under 1hr drive to Brisbane CBD & Brisbane Airport
- Moreton Bay Council Rates: approx \$360 per quarter

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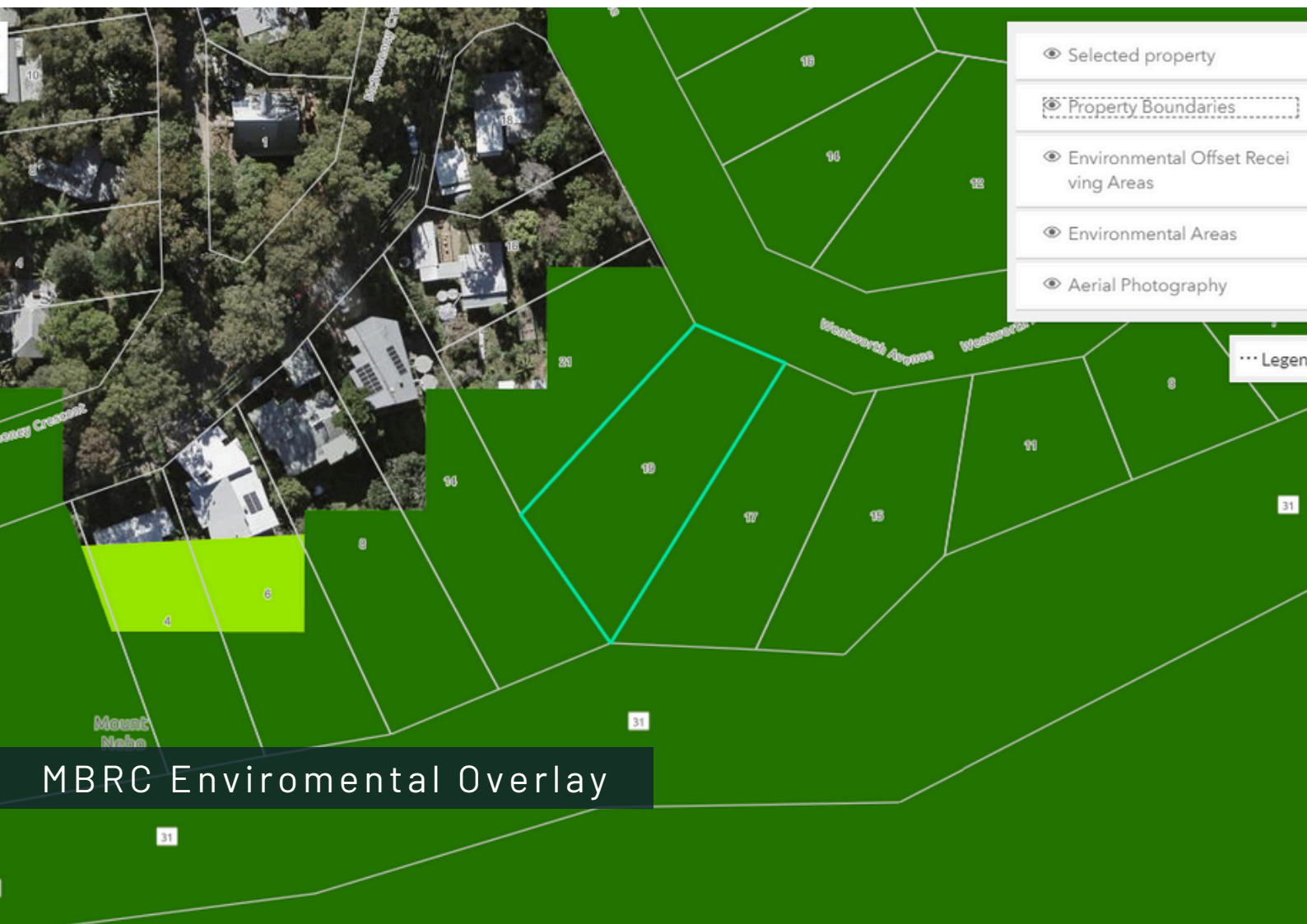


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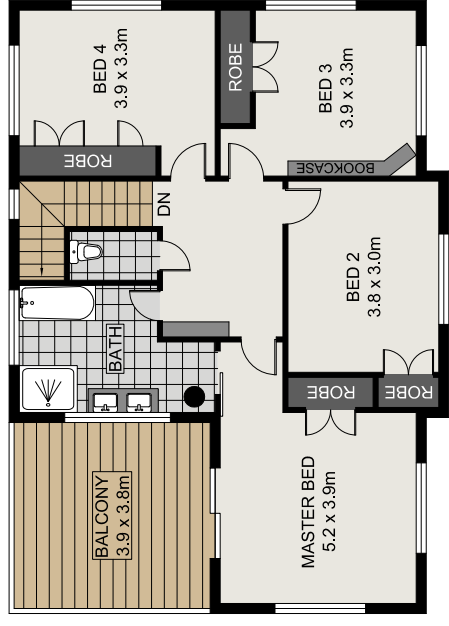


Property Map



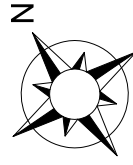
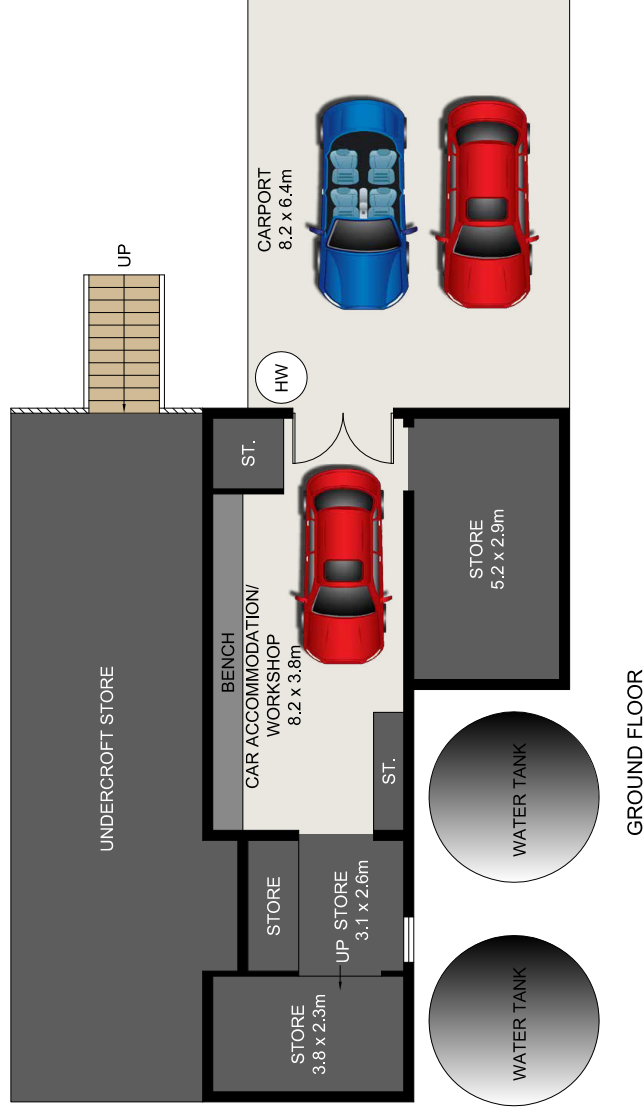
MBRC Environmental Overlay



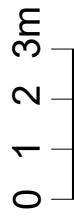


FIRST FLOOR

SECOND FLOOR



INT :	145.28m <sup>2</sup>
EXT :	199.47m <sup>2</sup>
SHED :	3.00m <sup>2</sup>
UNDERCROFT STORE :	57.91m <sup>2</sup>
CAR ACC./WORKS./ST. :	65.01m <sup>2</sup>
CARPORT :	52.48m <sup>2</sup>
TOTAL :	523.15m <sup>2</sup>



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.

# 19 Wentworth Avenue, Mount Nebo





**CRAIG DOYLE**  
REAL ESTATE

<b>OFFER FORM</b>			
<b>PROPERTY:</b>	19 Wentworth Avenue, Mount Nebo		
<b>BUYERS DETAILS</b>			
<b>BUYER 1 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 1 – ADDRESS</b>			
<b>BUYER 1 – PHONE NUMBER</b>			
<b>BUYER 1 – EMAIL ADDRESS</b>			
<b>BUYER 2 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 2 – ADDRESS</b>			
<b>BUYER 2 – PHONE NUMBER</b>			
<b>BUYER 2 – EMAIL ADDRESS</b>			
<b>BUYERS SOLICITOR NAME:</b>			
<b>SOLICITOR ADDRESS:</b>			
<b>SOLICITORS PHONE:</b>		<b>FAX:</b>	
<b>SOLICITORS EMAIL:</b>			
<b>PURCHASE DETAILS:</b>			
<b>PURCHASE PRICE:</b>	\$		
<b>INITIAL DEPOSIT:</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract is fully negotiated & dated (initial deposit due)
<b>FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract becomes unconditional - finance <b>PLEASE CIRCLE ONE 7 DAYS 14 DAYS</b>
<b>FINANCE:</b>	PLEASE CIRCLE ONE Not Subject to Finance    7 Days    14 Days    21 Days		
<b>BUILDING &amp; PEST:</b>	PLEASE CIRCLE ONE 7 DAYS    14 DAYS		



<p><b>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b></p>	
<p><b>INCLUDED CHATTLES</b></p>	<ul style="list-style-type: none"> <li>- Dishwasher</li> <li>- All light fittings including pendants</li> <li>- All blinds and curtains</li> <li>- All keys and remotes associated with the property</li> <li>- All pumps &amp; equipment associated with the water tanks</li> <li>- Fireplace &amp; associated tools</li> </ul>
<p><b>EXCLUSIONS</b></p>	
<p><b>SETTLEMENT DATE:</b></p>	