

400 Camp Mtn Rd, Camp Mountain

CAMP MOUNTAIN HAVEN WITH MOVE-IN READY APPEAL...



Contact Agent



6 bed



3 bath



2 car



8,093 m²



THE HOME

- Low set rendered brick & tile home built in the 1970's
- Recently renovated throughout including fully repainted inside and out, new white aluminum doors and windows throughout, new high quality vinyl planking flooring throughout, LED lighting, kitchen & bathrooms
- Ducted AC throughout
- Entertainers kitchen featuring large island bench, breakfast bar, stone benchtops, Bosch twin pyrolytic oven, Bosch electric cooktop, Bosch dishwasher and large butlers pantry/laundry
- Open plan kitchen, living, dining & lounge area featuring access to the covered outdoor entertainment area
- Palatial master retreat featuring large walk in robe + ensuite featuring floor to ceiling tiles, huge walk in shower & single vanity with stone benchtop
- Additional four light filled bedrooms all featuring brand new carpet and built in robes
- Newly renovated family bathroom featuring floor to ceiling tiles, single vanity, separate toilet and shower over bath
- Master bedroom featuring spacious ensuite, walk in Robe, block out curtains & ducted air conditioning
- Four additional light filled bedrooms in the main house featuring built in robes and ducted air conditioning

THE GRANNY FLAT

- One bedroom fully self contained granny flat, built in 2017, boasting total separation, privacy & tranquil rural views (council approved & finalised)
- Tiled open plan kitchen, living and dining area featuring split system AC & ceiling fan, leading to verandah
- Kitchen featuring electric appliances including oven & cooktop
- Laundry nook in open plan space disguised by curtain
- One bedroom featuring ceiling fan + ensuite offering single vanity and large walk in shower (wheelchair accessible)



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THE LAND

- 2 acres of land in highly sought after Camp Mountain locale
- Fully dog fenced house yard
- Large lawn area surrounding both the main house + the granny flat
- Wide bitumen driveway featuring turning circle and ample off street parking
- Established low maintenance landscaping



THE INFRASTRUCTURE

- Insulated shed transformed into a games room, teenagers retreat or perhaps an artist studio
- A couple of garden sheds for storage of tools, wood etc
- Large covered outdoor entertainment area
- Fully fenced with chain wire dog fencing
- 40,000L water tank to the main house + 10,000L water tank to the granny flat
- 2x car carport + ample off street parking on driveway with turning circle
- Security alarm system, 3 phase power, 3kw solar power, solar hot water system with electric booster
- Fully insulated roof (batts)
- Bio Cycle on site waste treatment system maintained quarterly by Super Treat
- NBN internet



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THE LOCATION & ADDITIONAL INFO

- Located conveniently on Camp Mountain Road just a short distance from the Samford Range
- 5 min drive to Samford Village, 6 mins to Samford State School
- 35 mins to Brisbane CBD & Brisbane Airport
- 7 mins to Samford Valley Steiner School | 15 mins to Ferny Grove State High School
- School bus at front gate on Camp Mtn Rd
- 7 mins to Ferny grove train station and the soon to be completed entertainment precinct
- Moreton Bay Council Rates: approx \$450 per quarter

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Always At Your Service'**

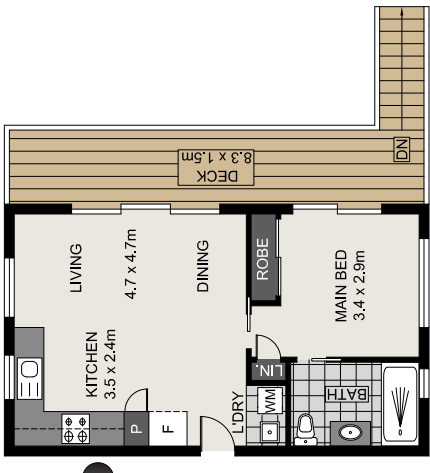
Chelsea Perry



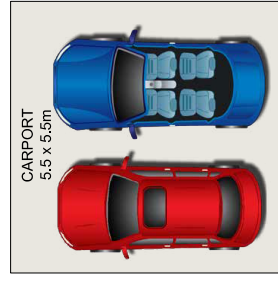
0415 901 389 | chelsea@craigdoyle.com.au



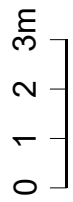
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GRANNY FLAT



(NOT IN ACTUAL LOCATION)



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	: 229.64m ²
EXT	: 126.47m ²
TEEN.RET	: 35.40m ²
SHED/STORE/CARPORT	: 58.63m ²
TOTAL	: 411.60m ²

400 Camp Mountain Road, Camp Mountain





OFFER FORM			
PROPERTY:	400 Camp Mountain Road, 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 light fittings including pendants • All blinds and curtains • All keys associated with the property • All pumps & equipment associated with the water tanks • All inverters, panels & equipment associated with the solar
EXCLUSIONS	
SETTLEMENT DATE:	