

7 Vera Joyce Ct, Mt Samson

PRISTINE ESTATE & SPECTACULAR MOUNTAIN VIEWS!



Contact Agent



5 bed



3.5 bath



6 car



5 acres



THE HOME

- Custom designed, lowset rendered brick, weatherboard & Colourbond roof, family residence built in 2014
- Spectacular mountain & valley views throughout
- High ceilings throughout
- Spotted gum hardwood timber floors throughout living spaces, carpet in bedrooms
- Plantation shutters throughout
- Entertainers kitchen featuring premium granite bench tops, large island, Falcon 900mm dual fuel cooker (gas & electric) featuring combination oven & gas cooktop with tepanyaki grill, 2-pac soft close cabinetry, Bosch dishwasher & large butlers pantry
- Open plan kitchen, dining and living area
- Additional lounge or the perfect teenagers retreat
- Large, private outdoor entertainment deck featuring a raked ceiling and stunning views - the perfect vantage point to entertain small or large groups in style and with ease
- Luxurious master retreat featuring private patio, walk in robe & well-appointed ensuite boasting a picture window and stunning mountain views
- Additional 4 light filled bedrooms, all featuring built in robes & one featuring a 2nd ensuite
- Family bathroom featuring single vanity, shower, separate bath & separate toilet
- Additional powder room for added family convenience
- Large laundry featuring built in storage, bench space & external access via a sheltered side deck
- Split system AC & ceiling fans in all bedrooms
- Integrated sound system
- 2x gas heating points in living/dining areas
- 2x electric hot water systems
- Two car remote garage featuring internal access



CRAIG DOYLE
REAL ESTATE

















THE LAND

- 5 acres of pristine, usable land
- Ironback (hardwood) post and rail fencing to the boundary
- Dog fenced house yard + fenced paddock
- Electric/remote steel sliding front gate + personnel gate
- Large healthy dam
- On-site bore pumping to a header tank and supplying 4 outdoor taps + all toilets
- Established fruit orchard & vege gardens
- Low maintenance landscaping surrounding the home
- 1,200 m of level lawn surrounding the home
- Outdoor firepit entertaining area featuring festoon lighting



CRAIG DOYLE
REAL ESTATE





THE INFRASTRUCTURE

- Sparkling custom Malibu inground pool featuring an 8 seater spa
- 35m bore and submersible pump with direct feed to 22,500L tank under the back deck
- Bore water servicing 4 outdoor taps in house yard + all toilets
- 2x 22,500L in ground concrete water tanks
- Onsite waste treatment system serviced quarterly
- 9m x 6m, 3 bay, colourbond shed featuring double lock roller doors, two windows, 3 phase power & lighting
- Air-conditioned studio featuring a great deck, plumbing and powder room - the perfect work from home space or creative space



CRAIG DOYLE
REAL ESTATE



THE LOCATION & ADDITIONAL INFO

- Located on a quiet no through road surrounded by large properties and friendly neighbours
- 1 min to Mount Samson State School
- 10 minutes from the country charm and excellent amenities of Samford Village
- 40 mins to Brisbane CBD & Brisbane Airport
- 10 min to Samford State School | 15 mins to Samford Valley Steiner School | 20 mins to Ferny Grove State High School
- 20 min to train station and the soon to be completed entertainment precinct in Ferny Grove
- Moreton Bay Council Rates: approx \$600 per quarter

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

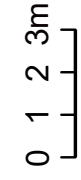
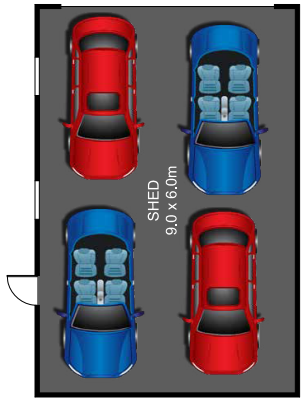
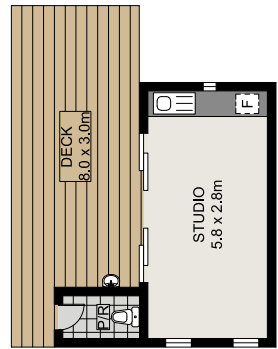
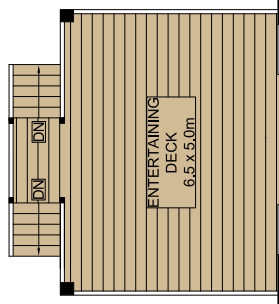
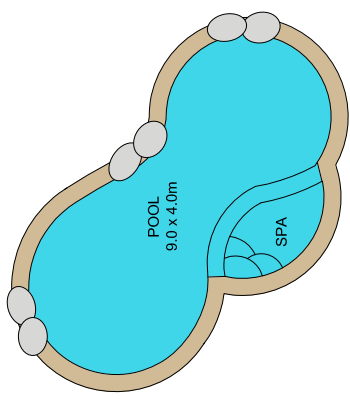
Chelsea Perry



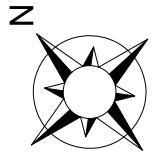
0415 901 389 | chelsea@craigdoyle.com.au



CRAIG DOYLE
REAL ESTATE



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 | : 275.49m ² |
| EXT | : 85.23m ² |
| SHED/STUDIO | : 72.23m ² |
| GARAGE | : 48.00m ² |
| TOTAL | : 480.95m ² |

7 Vera Joyce Court, Mount Samson

