

15 Cosgrove Rd, Samford Valley

TRANQUIL FAMILY PARADISE ON 1.5 TOWN WATER ACRES

 Contact Agent  4 bed  3 bath  2 car  6,383 m²



THE HOME

- Low set brick family home originally built in the 90's
- Expansive use of glass, sliding doors and windows creates a light & airy feel
- Rustic, entertainers kitchen featuring brand new induction cook top, brand new electric oven, dishwasher, fridge included in sale (purchased 2021 currently under warranty) butchers block benches including island with waterfall edge, soft close cabinetry, double fridge space & copper splash back + pendant lights
- Open plan kitchen, living & dining area + separate formal lounge featuring slow combustion wood burning fireplace
- Large North-East facing outdoor entertainment area featuring tranquil rural views to House Mountain
- Master retreat with direct access via sliding door to outside, walk in robe & renovated ensuite (2021) featuring floor to ceiling tiles, single vanity and shower
- Additional 3 light filled, oversized bedrooms all featuring built in robes and one with study nook
- Family bathroom featuring single vanity, shower, separate bath & separate toilet
- Well appointed laundry featuring updated cabinetry (2021), clothes dryer included in the sale (purchased 2022 & currently under warranty) & external access
- Two car remote garage featuring internal access
- Newly installed LED lights throughout
- New ceiling fans in all bedrooms
- Zoned, reverse cycle ducted air-conditioning throughout
- Internally painted throughout in 2021
- Carpet replaced in 2021
- Blinds throughout replaced in 2021
- NBN (FTTC) internet + super fast 5G internet + excellent phone reception (Telstra)



CRAIG DOYLE
REAL ESTATE











THE LAND

- 1.5 acres 6,383 m² parcel of cleared usable land
- Dog fenced house yard + 1 fenced livestock paddock - ability to fence into 2 paddocks
- Large aviary/chicken coop
- Raised & established organic vege gardens
- Established, productive lemon & lime trees + passionfruit vine
- Low maintenance landscaping surrounding the home & pool area

THE INFRASTRUCTURE

- Sparkling resort style, salt water pool featuring tranquil water feature & extensive pool paving/landscaping
- Detached studio featuring kitchenette and full bathroom - serviced by tank water - approved as a shed
- Town water + 2x 10,000L water tanks cleaned Oct 2023 + new pump October 2023
- Gas hot water system
- On-site waste treatment system maintained quarterly
- Cordon termite barrier refreshed in 2021 (8 year guarantee) regular pest treatments and termite inspections maintained
- Electrical switchboard upgraded in 2021
- NBN (FTTC) internet + super fast 5G internet + excellent phone reception (Telstra)
- All structures are council approved (studio is shed approval only)



CRAIG DOYLE
REAL ESTATE

Samford Village
8 mins



THE LOCATION & ADDITIONAL INFO

- Located on a tranquil cul-de-sac amongst a community of friendly neighbours
- 8 min drive to Samford Village
- 40 mins to Brisbane CBD & Brisbane Airport
- 8 min to Samford State School | 9 mins to Samford Valley Steiner School | 20 mins to Ferny Grove State High School
- School bus corner of Cosgrove Road & Westwood Dr (easy 100m walk) with connections in the Village to many excellent state & private schools
- 16 mins to Ferny Grove Station and the soon to be completed entertainment precinct
- Samford Valley trail at the end of Cosgrove road leading to an extensive network all around the Valley
- Moreton Bay Council Rates: approx \$800 per quarter

'In Real Estate,
Always At Your Service'

Chelsea Perry



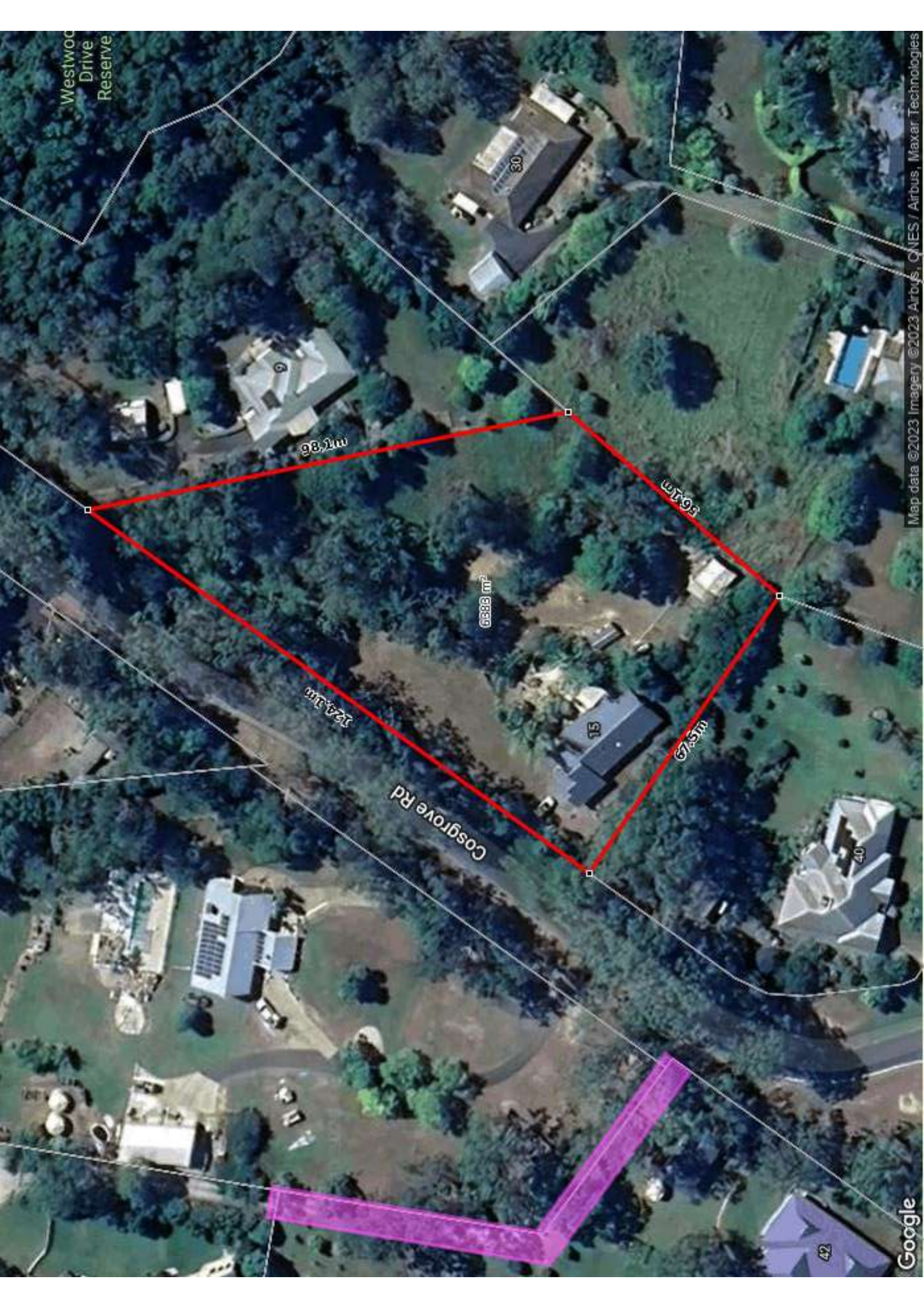
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INT	: 221.43m ²
EXT	: 84.54m ²
GARAGE	: 37.28m ²
SHED	: 18.00m ²
TOTAL	: 361.25m ²

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.

15 Cosgrove Road, Samford Valley



Westwood
Drive
Reserve

98.1m

6383 m²

124.1m

Cosgrove Rd

69.7m

67.5m



Map data ©2023 Imagery ©2023 Airbus, QNES, Airbus, Maxar Technologies

Google