

DUAL LIVING, MOUNTAIN VIEWS & INDUSTRIAL SHED ON 5+ ACRES!

List of Attributes • 261 Mount O'Reilly Rd, Samford Valley



Contact Agent



5 bedrooms



3 bathrooms



6 car spaces



THE HOME

- Highset family home fully renovated in 2016
- Dual living - each level is fully self contained
- Split system air-conditioning throughout

Upstairs

- Open plan kitchen, living and dining area leading to large screened sunroom
- Additional large living space featuring split system air-conditioning
- Additional media room or potential for another bedroom
- Entertainers kitchen featuring breakfast bar and electric appliances including Asco dishwasher
- Master bedroom featuring ensuite and walk in robe
- Additional 2 light filled bedrooms
- Family bathroom featuring bath and separate shower
- Study nook

Downstairs

- Large open plan kitchen, living and dining area
- Kitchen featuring granite benchtops and electric appliances including Asco dishwasher & kegerator (beer on tap)
- Media equipment including projector and screen
- Two light filled bedrooms featuring built in robes
- Large family bathroom featuring floor to ceiling tiles, twin vanity and large shower
- Moreton Bay Council Rates: approx \$800 per quarter



CRAIG DOYLE
REAL ESTATE

THE LAND

- 5.6 acres of cleared usable land
- Dog fenced house yard + livestock fencing to the perimeter of the property
- Dam
- Bitumen driveway
- Plenty of off street parking



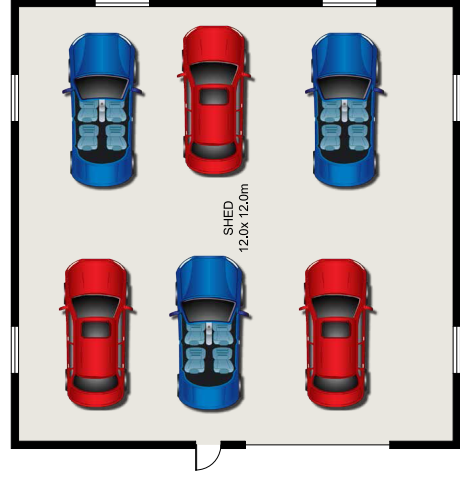


ADDED INFRASTRUCTURE

- Sparkling inground, salt water pool (fibreglass)
- 12m x 12m shed with 4.1m wide opening and 4.6m high clearance - shed is 6.1m in height
- 3 phase power to the house and shed
- 5 kw solar system
- 75,000L of water tank capacity - 3 tanks
- Bio-cycle waste management system
- Gas hot water system

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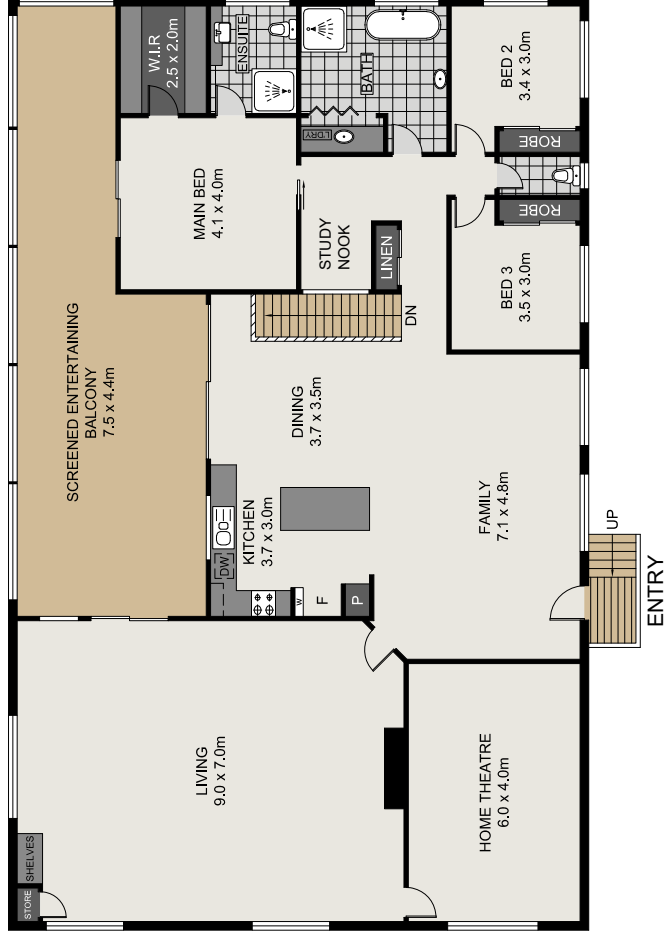




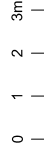
SHED NOT TO SCALE OR SHOWN IN ACTUAL LOCATION



LOWER LEVEL



UPPER LEVEL



INT : 474.03m²
EXT : 45.72m²
SHED : 144.00m²
TOTAL : 663.75m²



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.

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