

SENSATIONAL ENTERTAINERS MOUNTAIN RETREAT IN A RELAXED VILLAGE COMMUNITY...

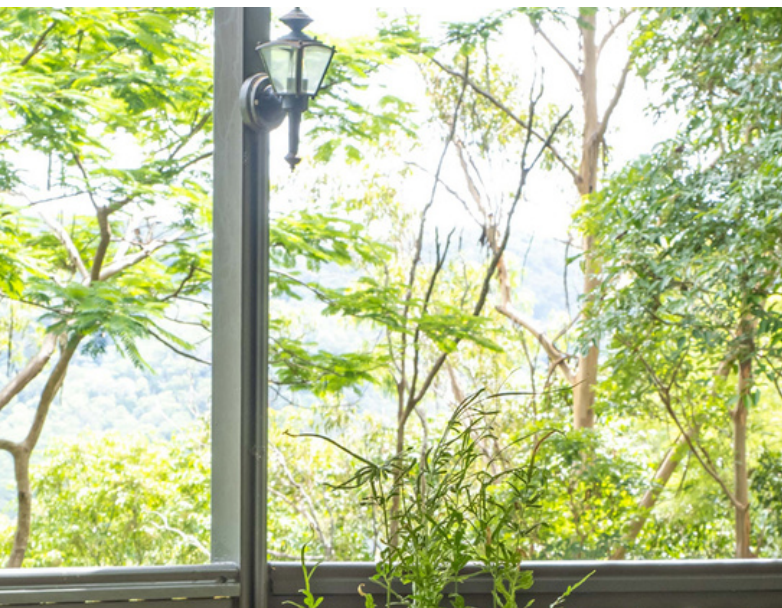
List of Attributes • 1852 Mt Nebo Rd, Mount Nebo

 Contact Agent  4 bedrooms  2 bathrooms  3 car spaces



THE HOME

- Sprawling, high-set family home that 'feels good' - built in 1980 - full of warmth & charm
- Character features throughout including exposed timber beams, earthy slate floors, exposed brick & English pub-style bar in rumpus room
- Conservatory-inspired eat in kitchen featuring raked glass ceiling, windows maximising the view, Caesarstone bench tops, Miele oven, Miele gas cook top, Bosch dishwasher & an abundance of built in storage
- Huge open plan living and dining area featuring study nook, 5 large picture windows bring the outside in & slow combustion 'Masport' wood burning fireplace for cosy winter evenings at home
- Ducted & zoned air-conditioning throughout the upper level
- Large covered outdoor entertainment deck featuring tranquil rural views, mountain glimpses, shade roller blinds & external stairs accessing the side of the house & yard
- Rumpus room downstairs featuring double brick walls for insulation, electric fireplace for ambience & English pub-style bar featuring hanging glass racks, bench & fridge space
- Master bedroom featuring built in robes & tranquil rural views
- Additional two light filled bedrooms upstairs both featuring built in robes
- Family bathroom featuring twin vanity & large walk in shower
- Additional paved outdoor entertainment area accessed via the rumpus room
- Multi-purpose room downstairs featuring a built in robes, currently utilised as a 4th bedroom & study
- 2nd bathroom downstairs featuring single vanity & shower
- Large laundry downstairs featuring stainless steel sink & external access
- Storage room downstairs featuring built in shelving
- Two car garage with internal access
- ADSL 2 internet









THE LAND

- Totally maximised 1,214 m² of land including flat front yard, terraced back yard, mature fruit trees – perfect for your kids & pets
- Covered off street parking for 3+ cars/trailer – concrete driveway to internal garage
- Established, low maintenance landscaped gardens & mature trees
- Peaceful, private & usable!



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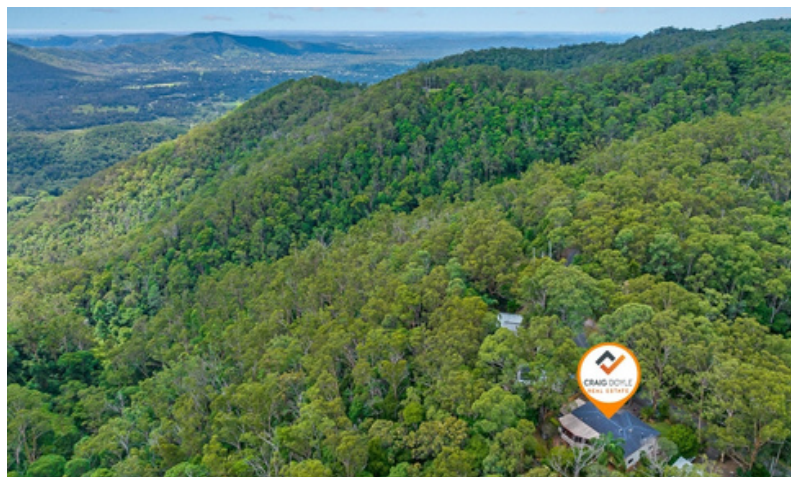


THE INFRASTRUCTURE

- 25,000L water tank capacity - 2x concrete tanks
- Electric front fence & concrete all weather driveway
- Gas cooking serviced by on-site gas bottles
- ADSL2 & 4G phone reception (Telstra)
- Septic onsite waste treatment system



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REAL ESTATE



THE LOCATION & EXTRA INFO

- Surrounded by natural beauty including National Parks, water holes, bush walking trails, native flora & fauna, healthy wildlife & spectacular lookouts
- A vibrant friendly community with local businesses offering yoga, meditation, massage, music and more
- Walk to local Mount Nebo school or school bus stop for The Gap State High School
- Walk to local cafes, including the village hall hosting monthly 'Pub Nights' and special events (Mountain Idol, Halloween, Barn Dance etc)
- 20 mins to Samford Valley incl Steiner School & Village for dining, groceries & more - 10 mins back via The Goat Track
- 20 mins to The Gap for easy public transport connections
- 45 mins to Brisbane CBD or Brisbane Airport
- Moreton Bay Council Rates: approx \$363 per quarter

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

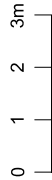
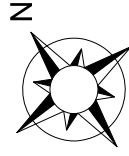
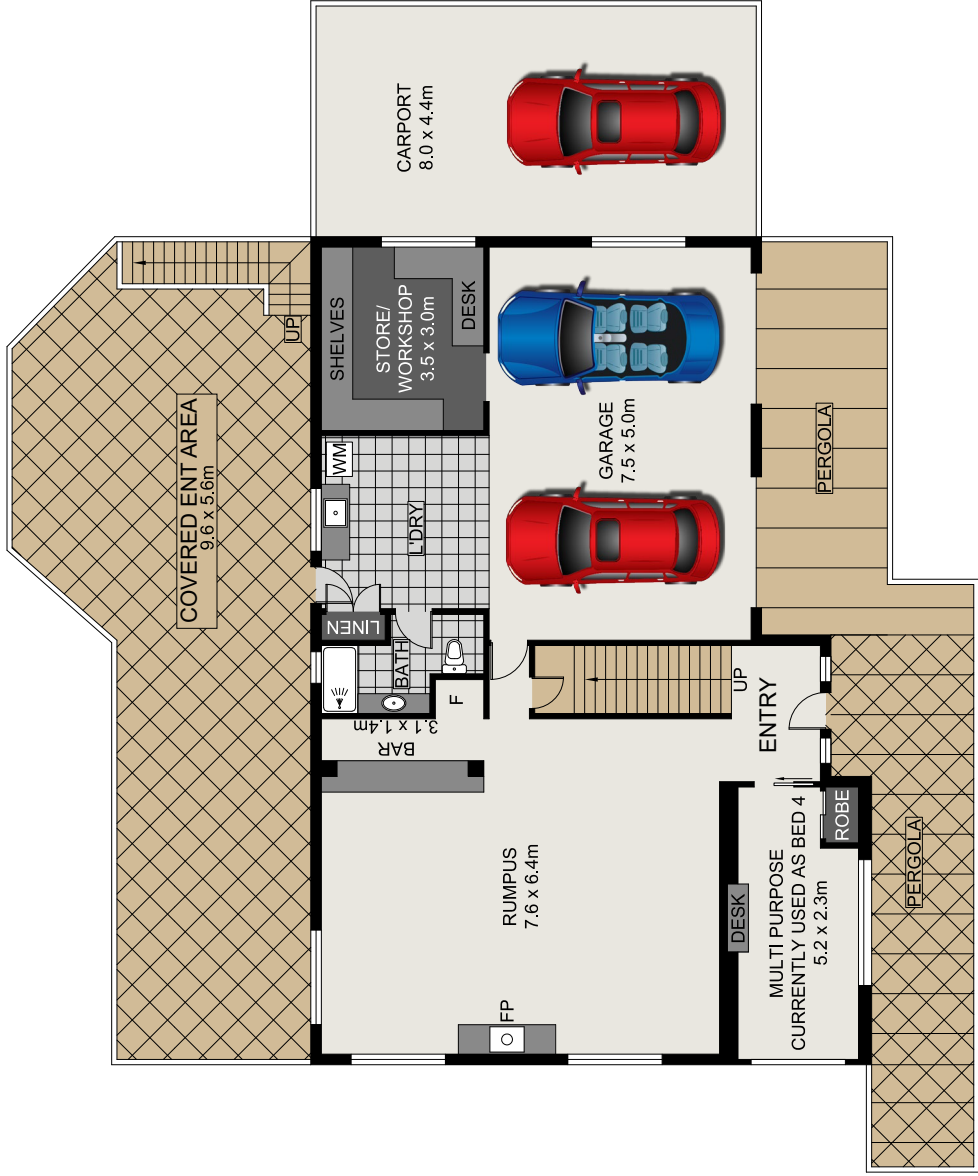
Chelsea Perry



0415 901 389 | chelsea@craigdoyle.com.au



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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 :	249.77m ²
EXT :	161.70m ²
CARPORT :	36.96m ²
GARAGE :	37.36m ²
TOTAL :	485.79m ²

1852 Mt Nebo Road Mount Nebo

