

# For Sale

10 Smallwood Court, Samford Valley

|  4 |  2 |  3 |

PRICE

Contact Agent



## Incredible Lifestyle Property in Coveted Neighbourhood - 1.7 Town Water Acres

- Lowset brick and tile home built in 2001
- Timber bi-fold doors offer seamless indoor/outdoor living
- Entertainer's kitchen, 900mm oven & stone benches
- Multiple living & dining areas, ducted AC & fans throughout
- Wood burning fireplace for cozy winter evenings
- 4 spacious, light filled bedrooms + study (or 5th bedroom)
- Huge outdoor entertainment area feat. tranquil rural views
- Privacy assured in the foothills of House Mountain
- 3 car remote garage + workshop & storage
- 8 mins to Samford Village | 45 mins to Brisbane CBD



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Dayboro | 2 Williams Street P | 3425 5000 Samford | 1/7 Main Street P | 3289 2938



# INCREDIBLE LIFESTYLE PROPERTY IN COVETED NEIGHBOURHOOD - 1.7 TOWN WATER ACRES

List of Attributes • 10 Smallwood Court, Samford Valley



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4 bedrooms



2 bathrooms



3 car spaces



## THE HOME

- Lowset brick and tile family home built in 2001
- Extensive use of glass and timber bi-fold doors flood the home with natural light and breezes
- Entertainers kitchen featuring stone benchtops, 900mm freestanding oven with 5 burner gas cooktop, soft close cabinetry, dishwasher, ample storage & bi-fold servery window to the outdoor entertainment area
- Open plan kitchen and dining area leading to huge family room
- Two additional living spaces both with timber bi-fold doors leading to outside
- Huge outdoor entertainment area featuring ceiling fans and tranquil rural views
- Master suite featuring new carpet, plantation shutters, walk in robe, ceiling fan & ensuite
- Additional 3 light filled bedrooms all featuring new carpet, plantation shutters, ceiling fans & built in robes
- Study or 5th bedroom featuring new carpet, built in shelving & plantation shutters
- Family bathroom featuring stone vanity, shower over bath & separate toilet
- Large laundry featuring ample storage and external access
- Ducted airconditioning throughout
- Wood burning fireplace for cosy winter nights
- 3 car remote garage with covered access to the house, via the outdoor entertainment area
- Solar hot water



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## THE LAND

- 7,000 m2 (1.7 acres) fully usable block of land
- Fully fenced back yard with timber posts and dog wire fencing
- Low maintenance landscaping & easy care gardens
- Flat level yard perfect for your kids and pets
- Beautiful old fig tree
- Lemon tree, banana tree, large veggie gardens



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## ADDED INFRASTRUCTURE

- Garden shed
- Solar hot water
- Town water
- Chicken coop & run
- Septic system + gray water tank (septic pipe recently upgraded)

## LOCATION & EXTRA INFO

- Excellent position only 8 mins to Samford Village | 7 mins to Samford State School
- Friendly family-oriented neighbourhood | Enjoy the local wildlife
- 15 mins to Ferny Grove Rail | 45 mins to Brisbane CBD
- Bus Service – Brisbane Bus Lines + School bus on the corner of Mt O'Reilly Road and Midwood Court
- Moreton Bay Council Rates: Approx. \$660 per quarter (\$2,640 per annum)
- Included Chattels: Dishwasher, all light fittings (with the exception of pendant above dining table), all blinds and window furnishings, all keys & remotes associated with the property, TV bracket
- Excluded Chattels: Pendant light above dining table, safe in master bedroom WIR

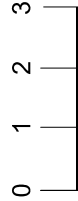
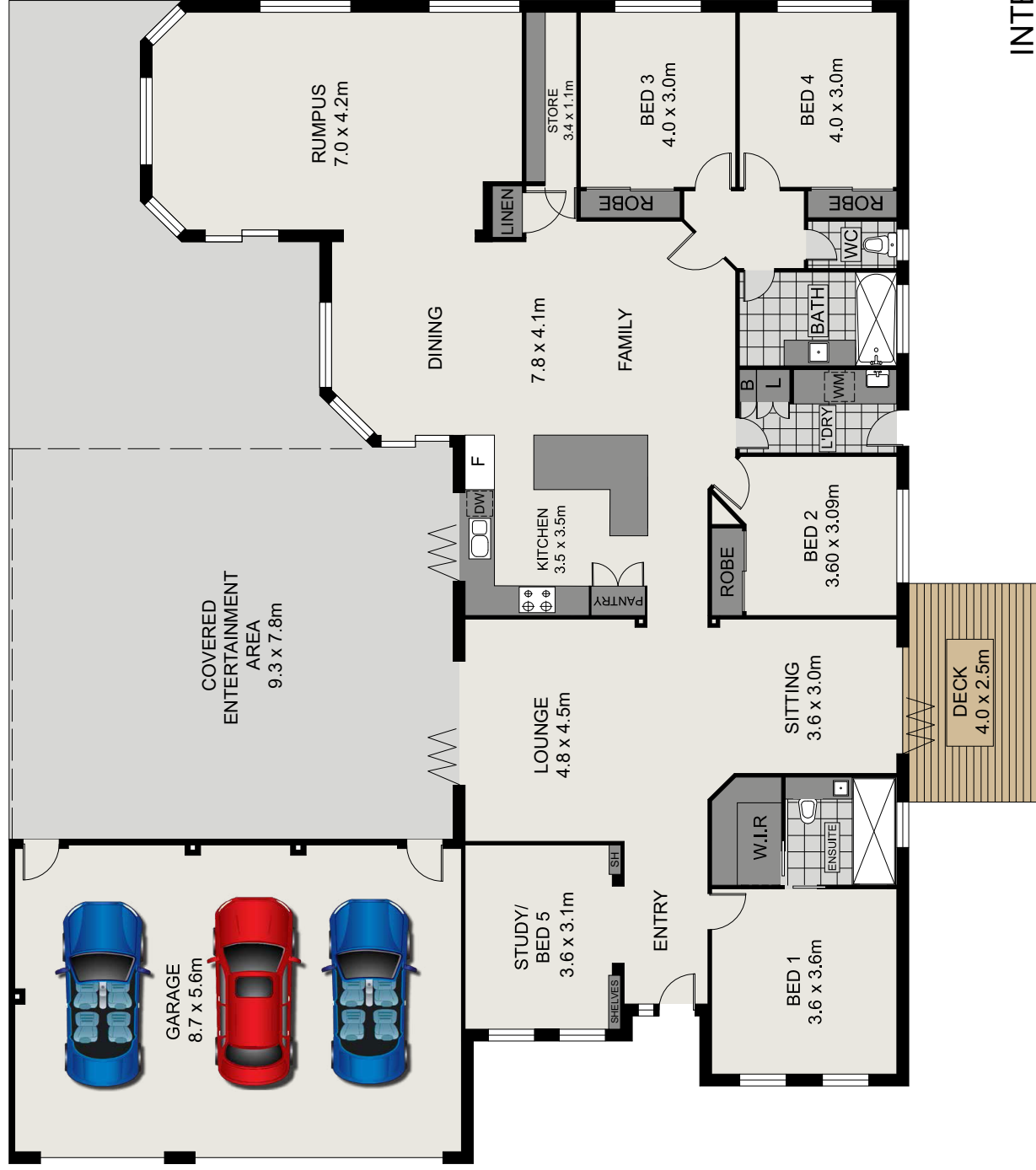
**Chelsea Perry, Sales & Marketing Consultant**

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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.

INTERIOR	:	203.28m <sup>2</sup>
EXTERIOR	:	72.50m <sup>2</sup>
GARAGE	:	51.57m <sup>2</sup>
TOTAL	:	327.35m <sup>2</sup>

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