

# COUNTRY HOMESTEAD ON 24 USABLE ACRES WITH SPECTACULAR MOUNTAIN VIEWS!

List of Attributes • 1262 Mount Samson Road, Mount Samson



Contact Agent



4 bedrooms



3 bathrooms



5 car spaces



## THE HOME

- Sandstone inspired country homestead built in 1999. Renovation and extension completed in 2009 by Courage Homes
- High ceilings throughout 2.7m (9 foot)
- Freshly painted throughout the interior
- Ducted air-conditioning in the living spaces & split system air-conditioning in the master bedroom + bed 2
- Large open plan kitchen, living and dining area + separate formal dining
- Country kitchen featuring stone bench tops, 2 pac cabinetry, gas stove, electric oven, dishwasher & large walk in pantry
- Covered outdoor entertainment area featuring spectacular mountain & valley views
- Additional screened sun room/entertainment area featuring panoramic views, split system air-conditioning & fly screens - perfect entertaining family & friends in comfort & style
- Opulent master retreat and en-suite featuring twin vanity, stone bench top, spa bath, large shower, separate toilet & walk in robe with excellent storage
- Second master bedroom featuring walk in robe, timber french doors & screened doors providing access to the back patio and pool & beautifully renovated ensuite featuring floor to ceiling tiles, double vanity with stone bench top & large walk in shower
- Additional two light filled bedrooms both offering built in robes
- Fully renovated family bathroom featuring floor to ceiling tiles, single vanity, large shower, beautiful claw foot bath & separate toilet
- Large laundry featuring built in storage & external access
- Crim-safe screens throughout
- 2 car, extra wide, remote garage with internal access
- NBN Internet - Fixed Wireless



CRAIG DOYLE  
REAL ESTATE





## THE LAND

- 24 acres of pristine land
- Fully fenced property including 5 paddocks with timber post and rail fencing (4 include 7m x 3.6m shelters/yards)
- Additional 13 acre back paddock featuring livestock fencing
- Large spring fed dam + creek
- Reliable bore with underground infrastructure supplying multiple outdoor taps
- Water to all paddocks
- Established low maintenance gardens
- Pristine house yard - perfect for your kids & pets!



## ADDED INFRASTRUCTURE

- Sparkling infinity edge pool with stunning mountain views! (8m x 4m salt water pool)
- 12m x 10m extra high colourbond shed featuring float parking, 4 quality stables, additional bay for feed storage (capacity to store 200 hay bales). 9m x 4.5m annex to the shed, additional garden shed + additional 6m x 6.5m carport at the house
- 5 kw solar power
- Plenty of water! 40,000L water tank servicing the house + 2x 10,000L water tank services the shed & stables + bore, dam & creek
- 2x Bio-Cycle Waste Treatment Systems serviced by Mand L Davis

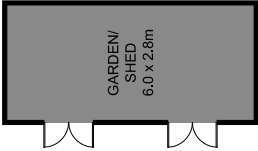
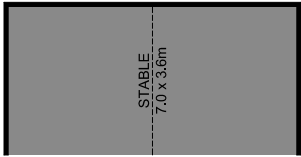
## LOCATION & EXTRA INFO

- 9 mins to Samford Village | 18 mins to Ferny Grove Train Station | 45 mins to Brisbane CBD & Brisbane Airport
- 1 min to Mount Samson State School | 11 mins to Samford State School | 20 mins to Ferny Grove State High School
- Short drive to Lake Samsonvale Riding Trails, Samford Valley Pony Club or Samford Equestrian Group at the Showgrounds
- Moreton Bay Council Rates: Approx. \$650 per quarter (\$2,600 per annum)
- Included Chattels: Dishwasher, all light fittings, all blinds and window furnishings, all keys & remotes associated with the property, all pumps and equipment associated with the water tanks, all pumps and equipment associated with the pool

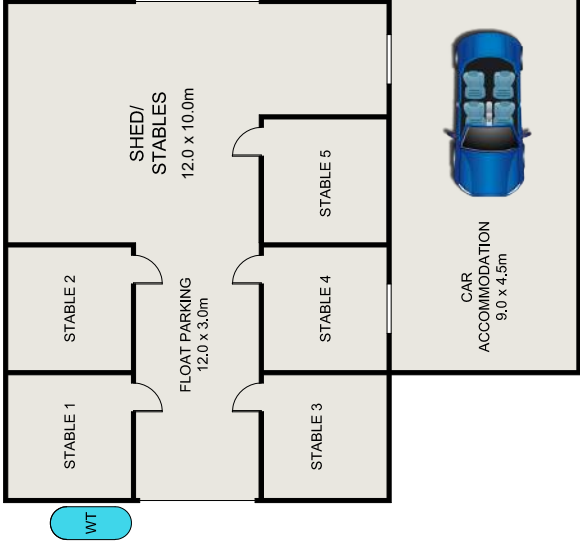
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STABLES AND SHEDS NOT SHOWN IN ACTUAL POSITION



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	: 288.60m <sup>2</sup>
EXT	: 115.00m <sup>2</sup>
SHED/GARDEN SHED/STABLES	: 227.70m <sup>2</sup>
CAR ACCOM.	: 84.75m <sup>2</sup>
TOTAL	: 716.05m <sup>2</sup>

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