

4 Castlewood Crt, Samford Valley

FEDERATION INSPIRED FAMILY HOME ON LUSH TOWN WATER ACRE



Contact Agent



4 bed



2 bath



2 car



4,000 m²



THE HOME

- Custom designed by Architect David McDonald, this federation inspired, split level. brick family home was built in 1996
- High ceilings throughout including 3.2m ceilings in the entry/sunken living space
- Floating timber floors throughout the kitchen, dining & lounge areas
- Tiled in the sunken lounge/entry, bathrooms & lounge & carpet in the bedrooms + hall
- Combined kitchen and dining area, lounge room with direct access to the covered verandah + sunken lounge/entry
- Renovated kitchen featuring 40mm stone bench tops, breakfast bar, soft close cabinetry, Bosch electric oven, ceramic cooktop & dishwasher
- Wrap around verandahs + a covered outdoor alfresco connecting to the land & established gardens
- Master bedroom offering a private balcony with tranquil leafy views, walk in robe and newly renovated ensuite featuring custom, floating, stone vanity & shower over large soaker bath with niche
- Three additional light filled bedrooms all featuring built in robes & ceiling fans
- Renovated family bathroom featuring floor to ceiling tiles, custom floating stone vanity, large walk in shower with niche another bath and separate toilet
- Spacious laundry featuring convenient external access, large utility cupboard & additional under sink storage
- Security screened doors & windows
- Electric hot water system installed 2022
- NBN internet and reliable phone reception (Telstra)



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THE LAND

- Idyllic 1 acre of lawns, established gardens & fully fenced boundary - perfect for your kids & pets!
- Tropical landscaping with a focus on low maintenance privacy
- Raised vege gardens and a few fruit trees
- Abundant birdlife including parrots and kookaburras visiting frequently
- Views to surrounding mountains
- Two pedestrian entrances to the property in addition to vehicle access



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THE INFRASTRUCTURE

- Town water + 10,000L water tank for the pool & gardens
- Sparkling salt water inground swimming pool surrounded by lush landscaping
- Concrete all weather driveway & fully dog fenced boundary
- 7.7m x 6m (2 bay) colourbond shed featuring power & remote roller doors
- Additional extra high 9.2m x 4.2m car power - 3.2m access height perfect for large caravans
- 3.9 Kw solar power
- Septic onsite waste treatment system, grease trap & grey water
- NBN internet (FTTP)



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THE LOCATION & ADDITIONAL INFO

- Located on the corner of Mt O'Reilly Road & Castlewood Court, Samford Valley
- Surrounded by a community of friendly neighbours
- 5 min drive to Samford Village & Samford State School
- 35 min drive to Brisbane CBD & Brisbane Airport
- 7 mins to Samford Valley Steiner School Steiner School
- School bus on the corner of Mt O'Reilly Road & Castlewood Court with connections in Samford Village & Ferny Grove to various private schools
- 15 mins to Ferny Rail, the soon to be completed entertainment precinct & Ferny Grove High School
- Moreton Bay Council Rates: approx \$650 per quarter Unity Water: approx \$250 per quarter

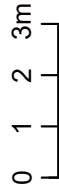
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0415 901 389 | chelsea@craigdoyle.com.au

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4 Castlewood Court, Sanford Valley



Mount O'Reilly Rd

Mount O'Reilly Rd

Castlewood Ct

Castlewood Ct

Sherwood Ct

71.2m

47.9m

51.4m

50.5m

4000 m²

167

4

175

173

132

128

10

8



OFFER FORM			
PROPERTY:	4 Castlewood Court, Samford Valley		
BUYERS DETAILS			
BUYER 1 – FULL NAME (Including Middle Names)			
BUYER 1 – ADDRESS			
BUYER 1 – PHONE NUMBER			
BUYER 1 – EMAIL ADDRESS			
BUYER 2 – FULL NAME (Including Middle Names)			
BUYER 2 – ADDRESS			
BUYER 2 – PHONE NUMBER			
BUYER 2 – EMAIL ADDRESS			
BUYERS SOLICITOR NAME:			
SOLICITOR ADDRESS:			
SOLICITORS PHONE:		FAX:	
SOLICITORS EMAIL:			
PURCHASE DETAILS:			
PURCHASE PRICE:	\$		
INITIAL DEPOSIT:	\$	DATE PAYABLE:	Payable when contract is fully negotiated & dated (initial deposit due)
FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)	\$	DATE PAYABLE:	Payable when contract becomes unconditional - finance PLEASE CIRCLE ONE 7 DAYS 14 DAYS
FINANCE:	PLEASE CIRCLE ONE Not Subject to Finance 7 Days 14 Days 21 Days		
BUILDING & PEST:	PLEASE CIRCLE ONE 7 DAYS 14 DAYS		

OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)	
INCLUDED CHATTLES	<ul style="list-style-type: none"> • Dishwasher • All light fittings including pendants • All blinds and curtains • All keys & remotes associated with the property • All pumps & equipment associated with the water tanks • All inverters, panels & equipment associated with the solar
EXCLUSIONS	
SETTLEMENT DATE:	