

90 Mount O'Reilly Rd, Samford Valley

GRAND FAMILY RESIDENCE ON SCENIC LIFESTYLE ACREAGE

 Contact Agent  4 bed + office/bed5  3 bath  2 car  7,974 m²



THE HOME

- **Build:** highset rendered brick & tile home built in approx. late 90's/early 2000's
- **Ceiling Heights:** impressive double-story ceiling in the entry and formal areas, with 9 ft ceilings throughout downstairs office, upstairs bedrooms, bathrooms & TV room
- **Flooring:** tiled throughout the lower-level living areas, kitchen, and bathrooms, carpet throughout the upper level
- **Heating/Cooling:** two split system units, one in the master bedroom and one in the downstairs living area. Ceiling fans in all bedrooms.
- **Kitchen:** country kitchen featuring granite benchtops, tiled splash back, large island breakfast bar, electric appliances including dishwasher, built-in cabinetry & open shelving
- **Living & Dining:** open plan kitchen, family & meals area, impressive formal lounge & dining featuring bespoke arched windows + separate TV room
- **Outdoor Living & Entertaining:** covered outdoor entertainment area accessed via the open plan kitchen & family area + two balconies on the upper level accessed via master bedroom & bed 2
- **Palatial Master Retreat:** featuring private balcony with leafy outlook, walk-in robe & well appointed ensuite featuring twin stone vanity, corner spa bath & large walk-in shower
- **Three Additional Bedrooms:** featuring ceiling fans, blinds, and built-in robes. Bedroom two includes a private deck and internal Juliette balcony
- **Office:** or bed 5 located on the lower level
- **Bathrooms:** upstairs family bathroom featuring floor to ceiling tiles, single vanity, bath, separate shower, separate powder room & easy access to the laundry shoot. Downstairs bathroom featuring floor to ceiling tiles, single vanity & walk in shower
- **Laundry:** featuring bench space, built in storage, external access, and easy access to the laundry chute
- **Garage and Parking:** two car remote garage with 2x single roller doors + internal access
- **Internet:** NBN

















THE LAND

- **Land:** The home is positioned on the high point of the property surrounded by a mixture of clear useable land, sloping hills and established trees.
- **Wildlife:** Frequent visits from native wildlife, including wallabies and diverse bird species.
- **Views:** Stunning mountain views from both the front and back of the property.
- **Gardens:** Surrounded by mature trees and lush greenery, providing a private and tranquil setting.



THE INFRASTRUCTURE

- **Waste Treatment:** Biocycle system maintained by Express Wastewater Solutions.
- **Security:** Crimsafe on downstairs sliding doors and rumpus windows.
- **Water:** Connected to town water supply.
- **Hot Water System:** Electric.
- **Garage:** 2-car garage with 2x single roller doors, ample outdoor parking and stamped concrete driveway to the street.



THE LOCATION & ADDITIONAL INFO

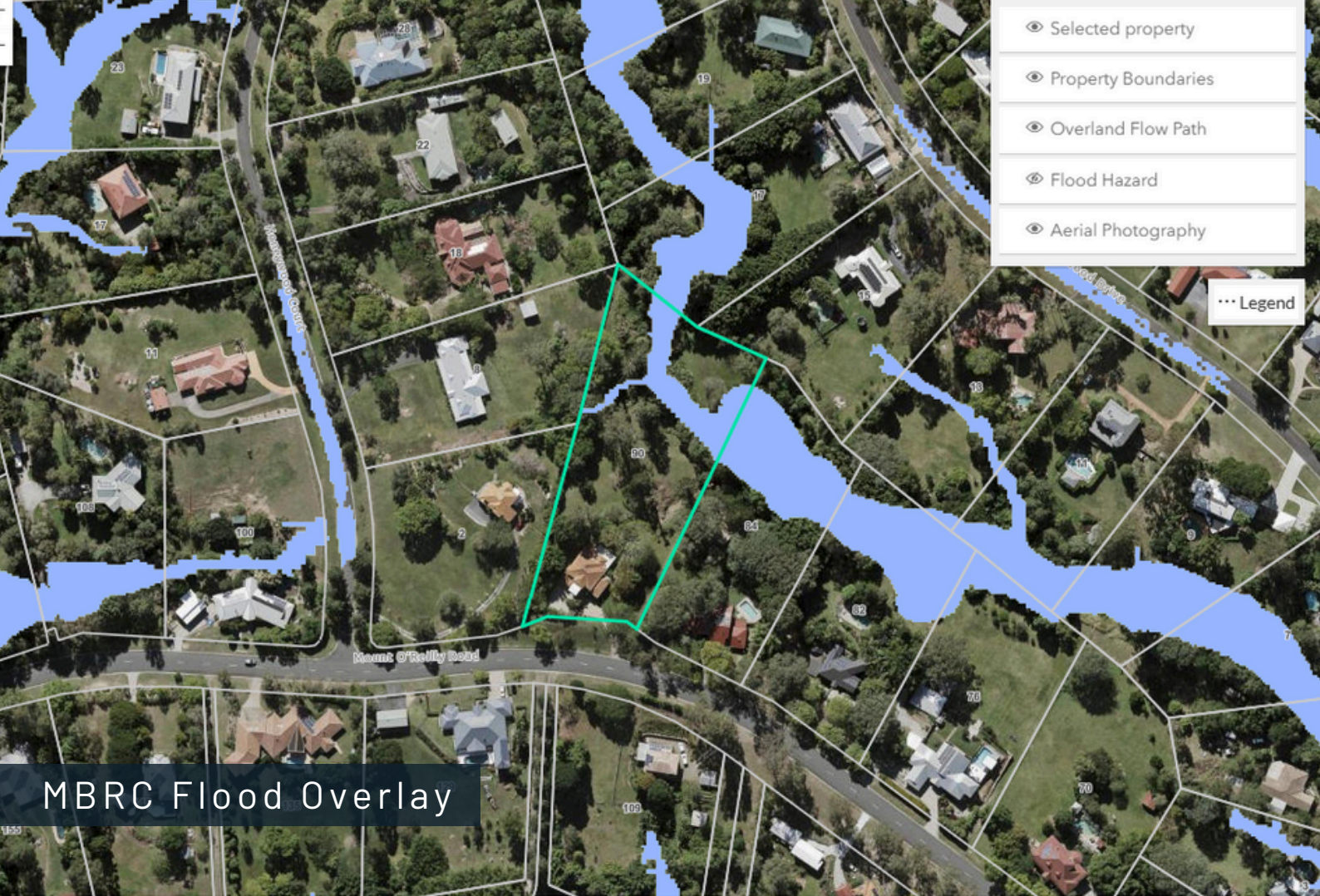
- Conveniently Located on Mt O'Reilly Road, Samford Valley
- Surrounded by a community of friendly neighbours
- 5 min drive to Samford Village & Samford State School
- 35 min drive to Brisbane CBD & Brisbane Airport
- 7 mins to Samford Valley Steiner School Steiner School
- School bus at the end of the driveway 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 \$800 per quarter Unity Water: approx \$275 per quarter

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Chelsea Perry







CRAIG DOYLE
REAL ESTATE

OFFER FORM			
PROPERTY:	90 Mount O'Reilly Road, 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	Dishwasher All light fittings including pendants All blinds and curtains All keys & remotes associated with the property
EXCLUSIONS	
SETTLEMENT DATE:	