

# 37 Bateson Road, Mount Nebo

LIGHT, SPACE & TRANQUILITY – A CHARACTER-FILLED MT NEBO HIDEAWAY

Contact Agent

1 bed

1 bath

1 car

1,069 m<sup>2</sup>



VIEW LISTING

## THE HOME

- **Year Built:** 1984 (Designer Concept Home with plans available).
- **Kitchen:** New in 2013, featuring a large gas oven and cooktop (electric ignition/manual backup), Bosch dishwasher, and full-height pantry with soft-close drawers.
- **Living Areas:** Open plan living and dining with glass walls on eastern and western sides. Features natural light and Cypress pine floors (white ant resistant).
- **Outdoor Entertaining:** Large north-facing deck with motorized retractable awning (installed 2021).
- **Ceiling Heights:** Vaulted ceilings in the lounge, dining, kitchen, and mezzanine.
- **Bedrooms:** One bedroom with a built-in wardrobe.
- **Heating/Cooling:** Skylight above the mezzanine installed in 2002 for ventilation.
- **Mezzanine floor:** Can be used as an office, media room, or converted into two bedrooms as seen in similar designs.
- **Bathroom:** New open-plan bathroom (2020) featuring floor to ceiling tiles, single floating vanity with soft close drawers, heated towel rail and accessible features.
- **Laundry:** Located off the kitchen, with a laundry tub and space for a washer and dryer behind louvered doors. Convenient access to retractable clotheslines on the deck, shaded by the awning.
- **Car Spaces:** One single-car carport.
- **Power:** Standard 240v power supply (no solar)
- **Hot Water System:** Electric off-peak hot water system.

















## THE LAND

- **Land Size:** 1,069m<sup>2</sup>.
- **Views:** Lovely treetop views with a partial view of Moreton Bay and stunning nighttime views of stars and the moon from the deck.
- **Wildlife:** Regular visits from pademelons, wallabies, possums, parrots, and occasional sightings of echidnas, goannas, pythons, and magical fireflies during specific conditions.
- **Surroundings:** Quiet neighbors, a north-facing lounge room with seasonal sun benefits, and a pool shaded by trees in the afternoons, requiring minimal maintenance.
- **Community:** A close-knit area with privacy when desired, walkable access to the village and school, and regular community events like pub nights and meetings organized by the Mt Nebo Residents' Association.





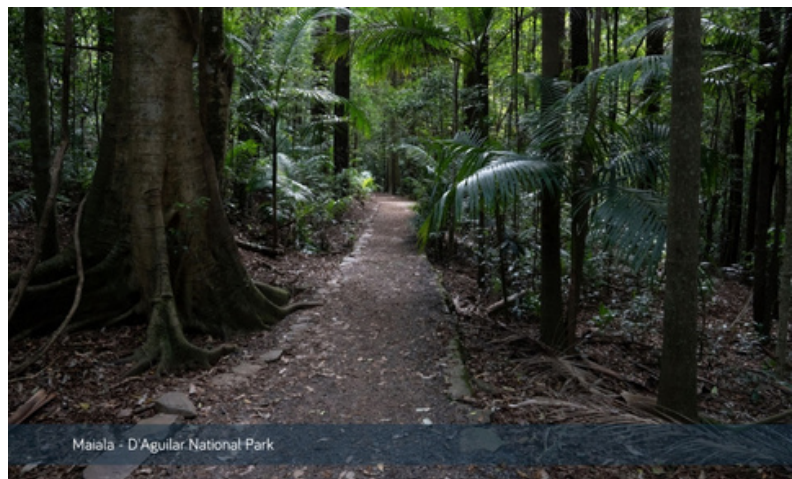
## **THE INFRASTRUCTURE**

- **Water Supply:** 45,000L of water storage capacity consisting of 2x 22,500L aluminum water tanks
- **Septic System:** Recently serviced and pumped out.
- **Pool:** Saltwater pool with automated chlorinator and vacuum system. Includes a pool cover/blanket and manual roller. Current pool safety certificate included.
- **Sheds:** Small garden shed and an old woodshed.
- **Car Spaces:** One single-car Council-approved carport.
- **Power:** Standard power supply
- **Heating/Cooling:** Skylight above the mezzanine installed in 2002 for ventilation.
- **Council Approvals:** Fully approved dwelling, pool, and carport





Sunrise over Samford Valley from Mt Nebo Rd



## THE LOCATION & ADDITIONAL INFO

- Nestled into the hillside and embraced by lush, leafy surrounds of the tranquil Mt Nebo
- Surrounded by a community of friendly neighbours
- 25 min drive to Samford Village & Samford State School
- Convenient connections to Brisbane CBD & Airport
- 25 mins to Samford Valley Steiner School
- 2 mins to Mount Nebo State School | School Bus Connections to The Gap
- 25 mins to The Gap | School Bus Connections to The Gap
- Moreton Bay Council Rates: approx \$375 per quarter | Water Rates: Nil (self-sufficient tank water)

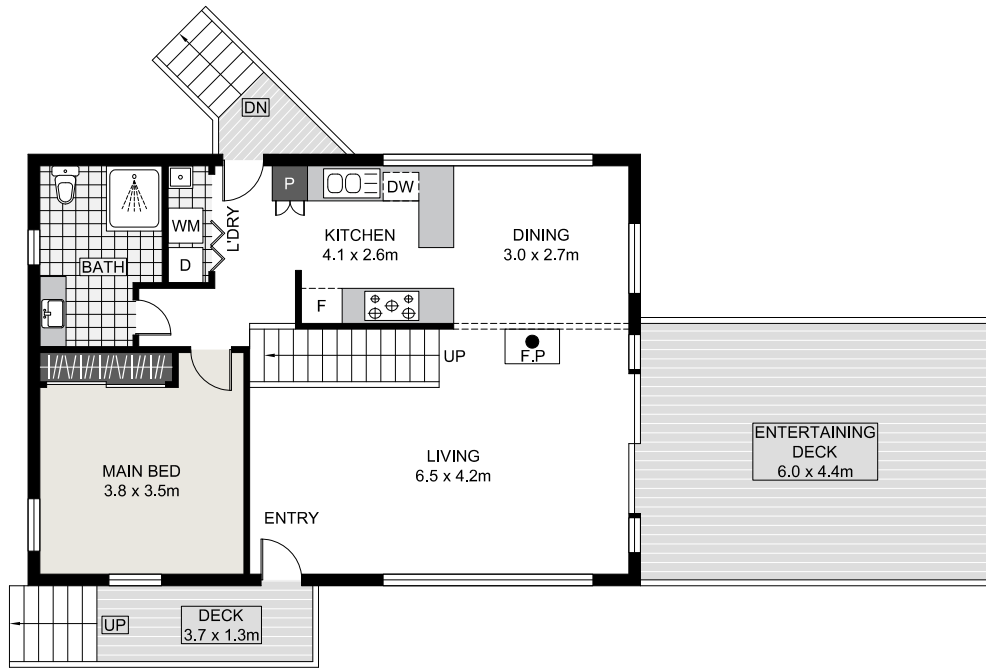
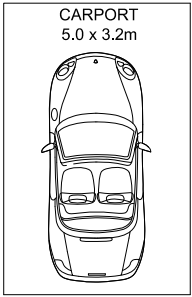
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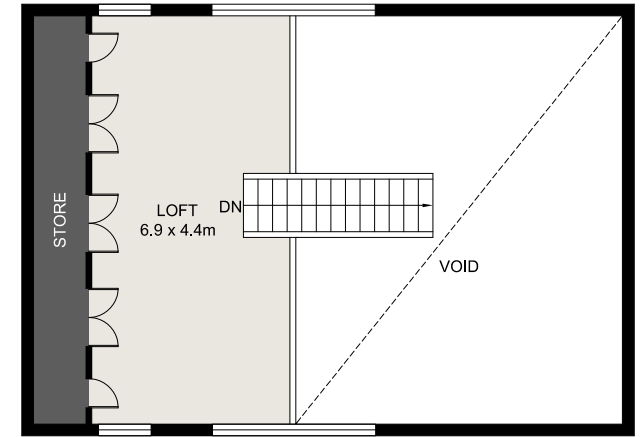
*Chelsea Perry*



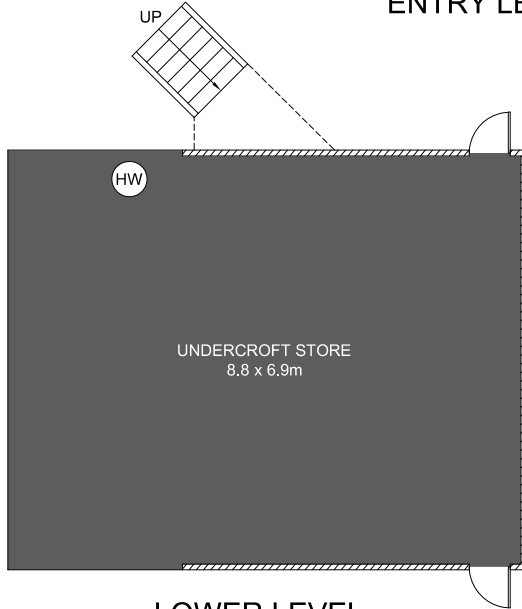




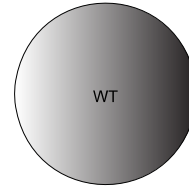
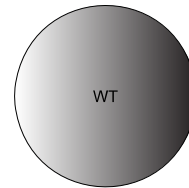
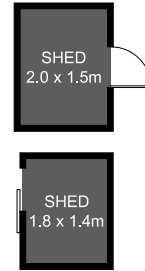
ENTRY LEVEL



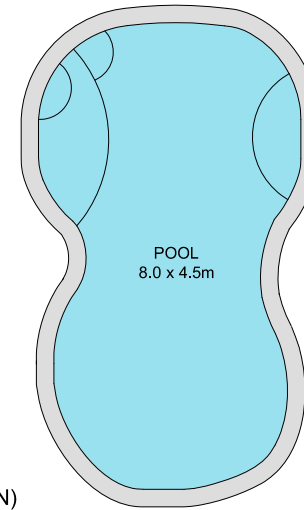
UPPER LEVEL



LOWER LEVEL



(NOT IN ACTUAL POSITION)



Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.  
Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

INT	: 165.87m <sup>2</sup>
EXT	: 38.24m <sup>2</sup>
SHED	: 5.52m <sup>2</sup>
CARPORT	: 16.00m <sup>2</sup>
TOTAL	: 225.63m <sup>2</sup>

# 37 Bateson Road, Mount Nebo





21.9m

1065 m<sup>2</sup>

37

39

41

35

20.1m

47.6m

54.8m

Bateson Rd

Wentworth Ave

Bulcock Rd

Google

Rd

Map data ©2025 Google Imagery ©2025 Airbus, Vexcel Imaging US, Inc.



OFFER FORM			
PROPERTY:	37 Bateson Road, Mount Nebo		
<b>BUYERS DETAILS</b>			
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:			
<b>PURCHASE DETAILS:</b>			
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 <b>PLEASE CIRCLE ONE</b> <b>7 DAYS 14 DAYS</b>
FINANCE:	PLEASE CIRCLE ONE Not Subject to Finance    7 Days    14 Days    21 Days		
BUILDING & PEST:	PLEASE CIRCLE ONE 7 DAYS    14 DAYS		



<p><b>OTHER SPECIAL CONDITIONS: (IF MORE SPACE REQUIRED PLEASE ATTACH AN ANNEXURE)</b></p>	<p>1. The Buyer has not relied on any representation made by the Seller or its agent (or any other representative) in entering into this Contract other than as set out in this Contract or otherwise disclosed in the Schedules to this Contract.</p>
<p><b>INCLUDED CHATTLES</b></p>	<ul style="list-style-type: none"> <li>- Dishwasher</li> <li>- All light fittings including pendants</li> <li>- All blinds and curtains</li> <li>- All keys associated with the property</li> <li>- All pumps &amp; equipment associated with the water tanks</li> <li>- All pumps &amp; equipment associated with the pool</li> <li>- Fireplace &amp; associated tools</li> <li>- TV bracket</li> <li>- Washing machine &amp; dryer can remain at property</li> </ul>
<p><b>EXCLUSIONS</b></p>	
<p><b>SETTLEMENT DATE:</b></p>	