

# 1830 Mt Samson Rd, Closeburn

ARCHITECTURAL MASTERPIECE HIDDEN ON 10 ACRES



Contact Agent



5 bed



4.5 bath



5 car



10 acres



## THE HOME

- Architectural masterpiece designed by esteemed Symbiosis Architecture & built in 2015
- An expansive use of glass, electric louvre and corner windows create a profound connection to the surrounds - connecting people with place
- Soaring 5.7m exposed rafter ceilings create a light and airy space with passive solar efficiency
- Rammed earth feature walls further contribute to the homes efficiency and creates an earthy organic vibe
- Bespoke architectural features and high-grade timber flooring elevate the design
- Entertainers kitchen featuring large stone island bench, pyrolytic electric oven, steam oven, gas cooktop, integrated dishwasher, butler's pantry & custom soft close cabinetry
- Impressive open plan living space featuring stone & copper wood burning fireplace
- Additional lounge or media room featuring sliding door for family convenience
- Large recess stacker doors open to the outdoor entertainment deck and pool creating a seamless indoor/outdoor flow
- 140 m<sup>2</sup> East facing covered outdoor entertainment deck featuring built in BBQ, direct access to the sparkling pool & tranquil, leafy views
- Palatial master retreat featuring floor to ceiling windows, tranquil leafy views, huge dressing room & luxurious ensuite with floor to ceiling imported stone tiles & custom double vanity
- Additional 3 king-size bedrooms, each with views of the surrounding landscape and ample built-in cupboard space
- Large home office with the potential for another bedroom or perhaps kids play room
- Two well appointed bathrooms featuring custom vanities, bespoke lighting, floor to ceiling tiles in shower areas and one offering a large soaker tub
- Huge amount of storage throughout the home
- Fabulous laundry featuring large bench, custom cabinetry and a door to outside
- Ducted, zoned & reverse cycle air-conditioning + ceiling fans throughout
- Security cameras and alarm system
- Two car remote garage featuring internal access



CRAIG DOYLE  
REAL ESTATE

























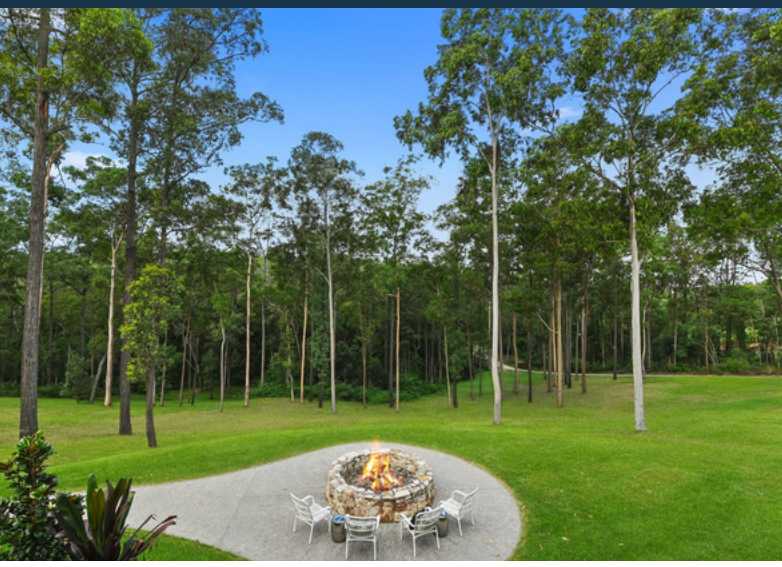












## THE LAND

- Two acres of low maintenance landscaping and manicured lawn surrounding the home + 8 acres of bush providing the ultimate private oasis
- Fully dog fenced house yard at the rear of the home, accessed via the butlers pantry + laundry
- Established fruit trees & vege gardens
- Private creek running through the low lying section of the property providing another ideal aspect to the lifestyle
- Established tall native trees providing a ring of privacy around the property
- Long private driveway opening up to the palace beyond the tree line
- Green lush views from all angles within and around the home
- Sandstone firepit next to the creek and walking trails throughout the trees





## **THE INFRASTRUCTURE**

- Sparkling salt water pool seamlessly connected to outdoor entertaining spaces
- Landscaped firepit & wood burning pizza oven
- 10m x 15m barn style colourbond shed featuring 3 phase power, room for the toys, kitchenette, bathroom & utility
- 130,000L of water storage capacity + dam with irrigation infrastructure





## THE LOCATION & ADDITIONAL INFO

- Located down a long private driveway off Mount Samson Road
- 5 minutes from the country charm and excellent amenities of Samford Village
- 40 mins to Brisbane CBD & Brisbane Airport
- 7 min to Samford State School | 10 mins to Samford Valley Steiner School | 15 mins to Ferny Grove State High School
- 15 min to train station and the soon to be completed entertainment precinct in Ferny Grove
- Moreton Bay Council Rates: approx \$600 per quarter

'In Real Estate,  
Always At Your Service' *Chelsea Perry*

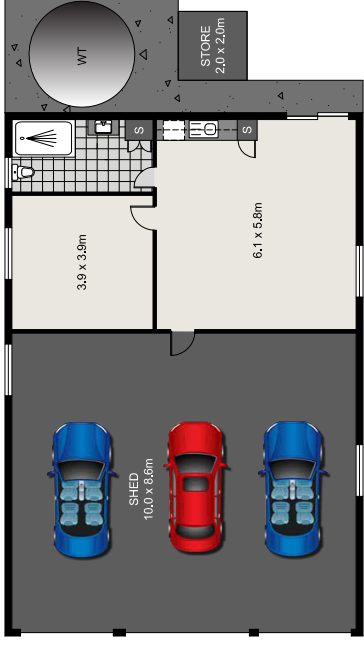


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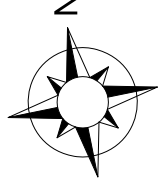




(NOT IN ACTUAL LOCATION)



INT : 427.91m<sup>2</sup>  
 EXT : 150.68m<sup>2</sup>  
 SHED/STORE : 152.00m<sup>2</sup>  
 GARAGE : 39.96m<sup>2</sup>  
 TOTAL : 770.55m<sup>2</sup>

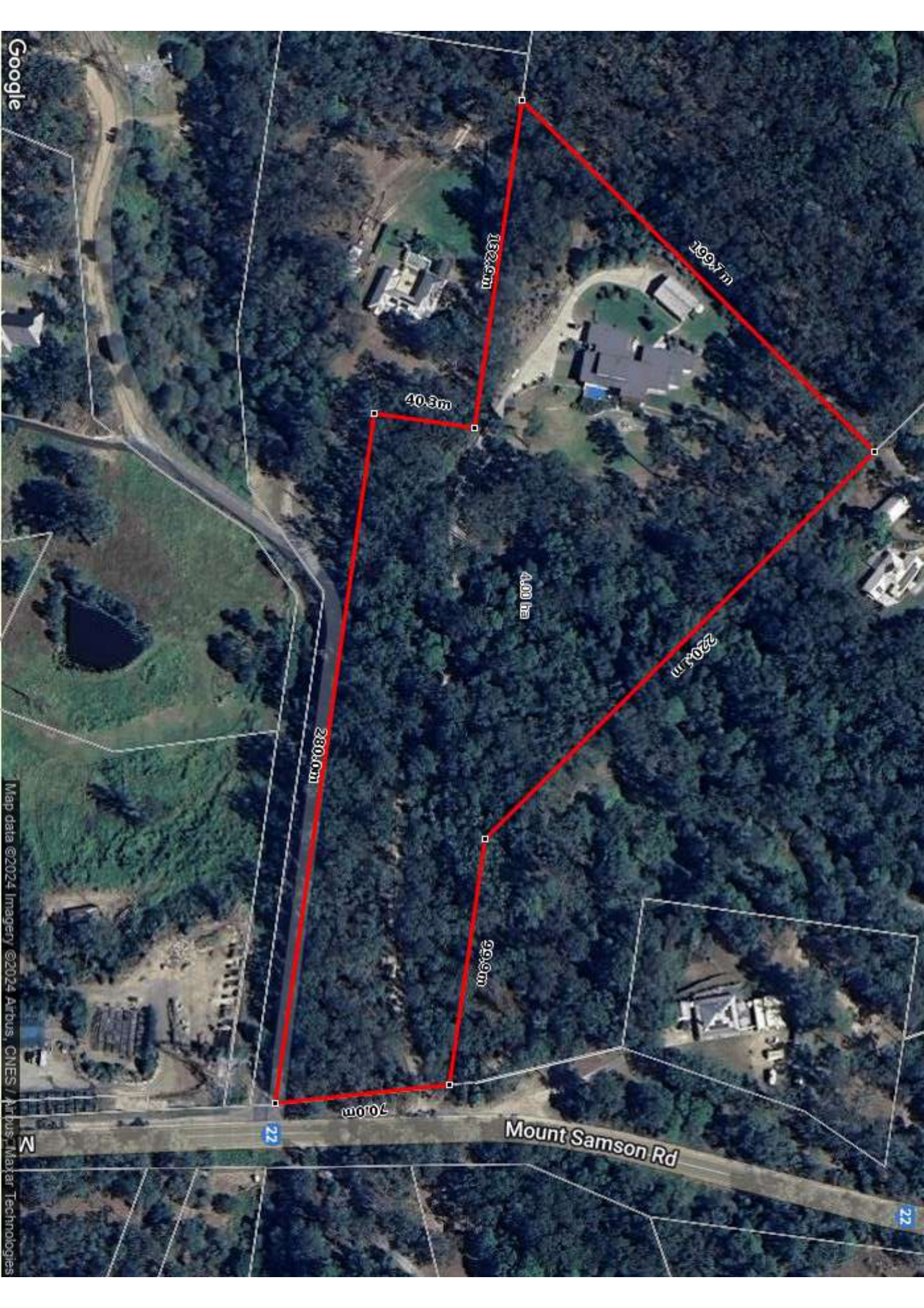


0 1 2 3m

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.

# 1830 Mount Samson Road, Yugar





Mount Samson Rd

22

22

169.7m

132.5m

40.3m

4.00 ha

220.4m

280.0m

99.9m

70.9m



Queensland Titles Registry Pty Ltd  
ABN 23 648 568 101

<b>Title Reference:</b> 17144133	<b>Search Date:</b> 12/10/2023 13:20
<b>Date Title Created:</b> 18/05/1988	<b>Request No:</b> 45941525
<b>Previous Title:</b> 16712177	

**ESTATE AND LAND**

Estate in Fee Simple

LOT 6 REGISTERED PLAN 219902  
Local Government: MORETON BAY**REGISTERED OWNER**

Dealing No: 721341861 14/12/2021

BENJAMIN JOHN COLIN KIERNAN  
TARA KATE KIERNAN

JOINT TENANTS

**EASEMENTS, ENCUMBRANCES AND INTERESTS**

1. Rights and interests reserved to the Crown by  
Deed of Grant No. 10290016 (POR 4)  
Deed of Grant No. 10308148 (POR 5)
2. EASEMENT IN GROSS No 602456601 (E855266) 31/10/1974  
BURDENING THE LAND  
TO THE QUEENSLAND ELECTRICITY GENERATING BOARD  
OVER EASEMENT A ON RP140180
3. TRANSFER No 703440476 08/07/1999 at 09:20  
EASEMENT IN GROSS: 602456601 (E855266 )  
QUEENSLAND ELECTRICITY TRANSMISSION CORPORATION LIMITED  
A.C.N. 078 849 233
4. MORTGAGE No 721341862 14/12/2021 at 14:47  
MACQUARIE BANK LIMITED A.C.N. 008 583 542

**ADMINISTRATIVE ADVICES**

NIL

**UNREGISTERED DEALINGS**

NIL

Caution - Charges do not necessarily appear in order of priority

\*\* End of Current Title Search \*\*





**CRAIG DOYLE**  
REAL ESTATE

<b>OFFER FORM</b>			
<b>PROPERTY:</b>	1830 Mount Samson Road, Closeburn		
<b>BUYERS DETAILS</b>			
<b>BUYER 1 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 1 – ADDRESS</b>			
<b>BUYER 1 – PHONE NUMBER</b>			
<b>BUYER 1 – EMAIL ADDRESS</b>			
<b>BUYER 2 – FULL NAME (Including Middle Names)</b>			
<b>BUYER 2 – ADDRESS</b>			
<b>BUYER 2 – PHONE NUMBER</b>			
<b>BUYER 2 – EMAIL ADDRESS</b>			
<b>BUYERS SOLICITOR NAME:</b>			
<b>SOLICITOR ADDRESS:</b>			
<b>SOLICITORS PHONE:</b>		<b>FAX:</b>	
<b>SOLICITORS EMAIL:</b>			
<b>PURCHASE DETAILS:</b>			
<b>PURCHASE PRICE:</b>	\$		
<b>INITIAL DEPOSIT:</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract is fully negotiated & dated (initial deposit due)
<b>FURTHER DEPOSIT: (only if finance clause applicable otherwise one deposit payable on dating of contract)</b>	\$	<b>DATE PAYABLE:</b>	Payable when contract becomes unconditional - finance <b>PLEASE CIRCLE ONE 7 DAYS 14 DAYS</b>
<b>FINANCE:</b>	PLEASE CIRCLE ONE Not Subject to Finance    7 Days    14 Days    21 Days		
<b>BUILDING &amp; PEST:</b>	PLEASE CIRCLE ONE 7 DAYS    14 DAYS		



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