

For Sale

3 Arnan Court, Samford Valley

|  4 |  2 |  4 |

PRICE

Contact Agent



Sustainable Family Living on 5 Pristine Acres - 5 mins to Samford Village!

- Lowset brick homestead built in 1989
- Open plan kitchen, living & dining + separate lounge
- High ceilings throughout (2.7m)
- Reverse cycle ducted AC throughout
- Spacious kitchen feat. electric appliances inc. dishwasher
- Master bedroom feat. WIR & ensuite + 3 light filled bedrooms
- Large family bathroom feat. shower & separate bath
- Covered outdoor entertainment area & sparkling inground pool
- Vast array of established fruit trees + raised vege gardens
- 5 mins to Samford Village | 35 mins to Brisbane CBD



Chelsea Perry
M | 0415 901 389
chelsea@craigdoyle.com.au



Dayboro | 2 Williams Street P | 3425 5000 Samford | 1/7 Main Street P | 3289 2938

SUSTAINABLE FAMILY LIVING ON 5 PRISTINE ACRES - 5 MINS TO THE VILLAGE!

List of Attributes • 3 Arnan Court, Samford Valley



Contact Agent



4 bedrooms



2 bathrooms



4 car spaces



THE HOME

- Lowset brick family home with colourbond roof built in 1989
- High ceilings throughout 2.7m (9 foot)
- Ducted air-conditioning throughout (replaced in 2021)
- Open plan kitchen, living and dining area
- Separate lounge and study area
- Kitchen featuring electric appliances including dishwasher
- Large outdoor covered entertainment area with tranquil rural views of the property & sparkling in ground pool
- Large Master bedroom featuring access to the covered verandah, large walk in robe with excellent storage & ensuite featuring single vanity & shower
- Additional three light filled bedrooms, two featuring built in robes
- Family bathroom featuring single vanity, shower, separate bath and separate toilet
- Large laundry featuring built in storage & external access
- Secure-View screens to all doors and select windows



CRAIG DOYLE
REAL ESTATE



THE LAND

- 5.4 acres of pristine land
- Fully fenced with star picket and wire livestock fencing, manual gate at the entrance of the property
- Established native dry rainforest gardens along perimeter fencing provides a natural screen and privacy
- Flat level land perfect for your kids and pets
- 58 established fruit trees including mango, bananas, figs & citrus
- 4 self watering (wicking) raised timber garden beds - each is 0.5m high x 1.5m long x 1.0m wide with bird proof netted frames.
- Bottom paddock (1 ha) is registered with Council as "working towards" accreditation for Land for Wildlife and being "re-wilded" - new owners could continue with this if they chose to



ADDED INFRASTRUCTURE

- 11m x 5m sparkling in ground pool + spa (pool had a new fresh water Enviro-swim system with pump and sand filter in 2019)
- 6m x 9m shed with 6m x 6m carport
- 3 phase power to the shed, single phase to the house
- 2x 18,000L water tanks servicing the house | 2x 5,000L water tanks servicing the gardens
- Walk in timber chicken house with 7.5m x 7.5m full enclosed wire run
- Septic system, grey water tank, grease trap - regularly maintained

LOCATION & EXTRA INFO

- Excellent position only 5 mins to Samford Village | 4 mins to Samford State School | 5 mins to Samford Valley Steiner School
- 14 min to Ferny Grove State High School | 13 mins to Ferny Grove Rail | 40 mins to Brisbane CBD & Airport
- Bus Service - Brisbane Bus Lines School bus on the corner of Mount Glorious Road & Regoli Court
- Friendly family-oriented neighbourhood | Enjoy the local wildlife | Direct access at rear of the property to Days Rd Reserve
- Direct access to riding trails connecting to the Samford Valley Pony Club
- Moreton Bay Council Rates: Approx. \$750 per quarter (\$3,000 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 (barracuda pool cleaner, net, broom, vacuum head)

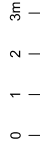
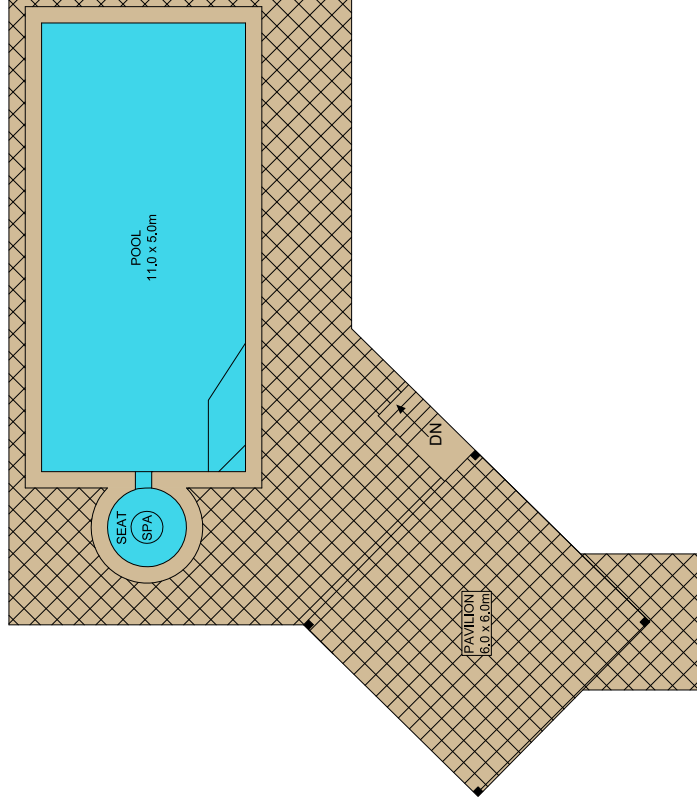
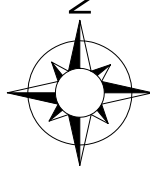
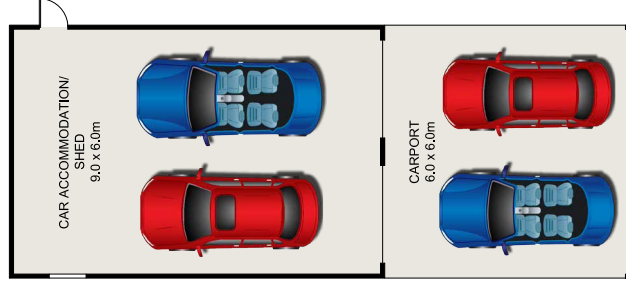
Chelsea Perry, Sales & Marketing Consultant

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CHOOK PEN
NOT TO SCALE



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.

3 Arnan Court Samford Valley

INT	:	173.75m ²
EXT	:	202.20m ²
CAR ACCOM./SHED/CARPORT	:	91.80m ²
TOTAL	:	467.75m ²

