

66 Hills Road, Closeburn

DUAL LIVING, PANORAMIC VISTAS & ESTABLISHED AIRBNB BUSINESS!

 Contact Agent

 7 bed

 4.5 bath

 1 car

 7.3 acres



THE HOME

- Large, well-appointed, two story brick and weatherboard (tiled roof), modern family home built by Clarendon Homes in 2010
- Spectacular vistas from every room offering panoramic views of the D'Aguilar mountain range and surrounding countryside
- Open plan design, featuring high ceilings and an expansive use of glass creates a light and airy feel with a profound connection to the surrounding countryside
- Entertainers kitchen featuring stone bench tops, 900mm freestanding oven with gas cooktop, dishwasher, walk-in pantry, soft close cabinetry & double door fridge space
- Multiple living spaces including palatial open plan lounge and dining area downstairs leading to the covered outdoor entertainment area, teenagers retreat upstairs, parents retreat upstairs + two flex rooms downstairs ideal music room, media room, home office or gym
- Large North facing outdoor entertainment area featuring a pond connecting as a water feature to the pool and direct access to an expansive flat, fully fenced house yard
- Master retreat featuring private balcony, walk in robe and ensuite offering twin vanity and walk in shower
- Three additional light filled bedrooms upstairs featuring built-in robes + 4th bedroom downstairs featuring direct access to the backyard
- Family bathroom upstairs featuring twin vanity, shower, separate bath and separate toilet
- Additional bathroom downstairs for added convenience featuring single vanity and shower
- Large laundry downstairs featuring external access and built in cabinetry
- Reverse cycle ducted air-conditioning throughout
- Ceiling fans throughout
- NBN internet and excellent phone reception
- Gas hot water system

















'HILLS COTTAGE'

- Detached and totally separate, fully self contained 2 bedroom timber cottage with private driveway access
- Kitchen featuring electric double oven, induction cooktop, large walk in pantry and island bench/breakfast bar
- High ceilings throughout
- Open plan living featuring split system AC
- Two outdoor entertainment decks both featuring mountain views and total privacy
- Two bedrooms with the main featuring a walk in robe and bed 2 offering built in robes, both featuring ceiling fans and tranquil rural views
- Renovated bathroom featuring single vanity, shower and separate bathroom
- Separate laundry featuring external access to the rear carport
- Fully fenced yard with lawn, firepit, and garden
- Gas hot water system servicing only the cottage
- 2x 15,000L water tanks servicing the cottage
- Fully furnished and equipped for short term holiday rental, accommodation for 6 guests, pet-friendly
- Short term holiday rental income over \$60,000 per year (AirBnB and Stayz) in 2023
- Single covered carport at the rear of the cottage featuring direct covered access to the laundry



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REAL ESTATE







THE LAND

- Bring your pony! 7.3 acres of totally usable land
- Large, flat, fully dog fenced (timber post and rail) house yard, separate dog fenced yard at the cottage, established fruit orchard + large livestock fenced paddock featuring three access gates
- Dual access driveway servicing the main house, additional signed driveway servicing 'Hills Cottage' plus another driveway servicing the shed
- Established, productive orchard including several mango trees, tamarind, custard apple, avocado, olive, plum, loquat, lemon, lime, guava, Panama berry, dragon fruit, feijoa, banana, macadamia, pecan, java apple, mandarin, jaboticaba, finger lime, pomegranate, apple, lychee, mulberry, persimmon & nectarine
- Low maintenance landscaping and well kept grounds - paddock recently slashed



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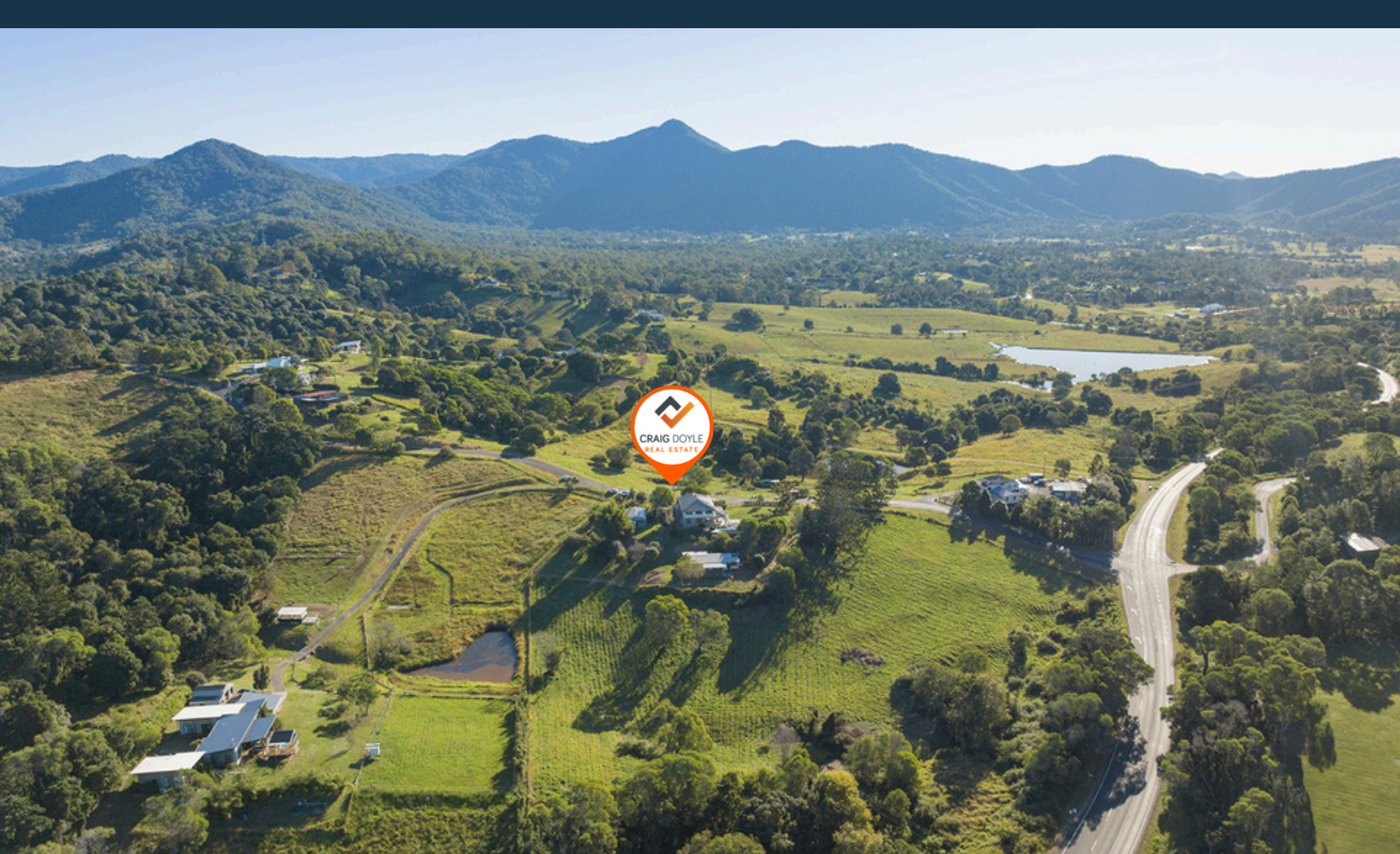
THE INFRASTRUCTURE

- Resort style concrete pool featuring built in concrete stools and bespoke water feature
- Fully lined and insulated 4 bay shed featuring private access and powder room currently utilized as yoga studio/home wellness business
- 60,000L water tank capacity servicing the main house + 30,000L water tank capacity servicing Hills Cottage
- Approx. 7kw of solar (31 panels)
- Septic onsite waste treatment system (maintained by SEQ Water)
- Security system featuring motion detector, external alarm & WiFi camera at front door



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THE LOCATION & ADDITIONAL INFO

- Amongst a community of friendly neighbours
- 8 mins to Samford Village | 12 mins to Dayboro Township
- 17 mins to Ferny Grove Train Station & the soon to be completed entertainment precinct
- 45 mins to Brisbane CBD & Airport
- 4 min drive to Mount Samson State School | 10 min drive to Samford State School
- 12 min drive to Samford Valley Steiner School
- 18 min drive to Ferny Grove State High School
- 3 min drive to Cedar Creek Hall bus stop connecting to private schools
- Easy connections via Winn Road to Northern Suburbs
- Moreton Bay Regional Council Rates: approx \$650 per quarter

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

Chelsea Perry



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**CRAIG DOYLE
REAL ESTATE**

Desktop Rental Appraisal

28th June 2024

To Whom it may concern
66 Halls Road Cottage
Cedar Creek 4521

Desktop Rental Appraisal – 66 Halls Road Cottage, Cedar Creek

Thank you for the opportunity to provide you with a rental appraisal for the property with an estimated price range we anticipate could be achieved in the current market.

After considering the features and comparing it to other properties rented within the area as well as the data base collected over the last few months, we anticipate that the rental range that could be achieved would be between \$450 - \$500 per week.

When assessing the rental value of a property, we consider factors that assist in leasing the property promptly. This includes comparison of similar properties, current vacancies, and market trends, obtaining a realistic rental value ensures that the property is let as quickly as possible for a better financial return on the investment.

A range of rental value is provided so that you can make a sound decision based on your personal situation. The higher figure represents a rental which may be achieved given time and may be used to test the market. The lower figure is one which may appeal to a tenant quickly somewhere in between would be considered a reasonable market value to locate a suitable tenant in a reasonable time frame.

It may depend on your personal situation as to the rent asked. If you require a tenant urgently it may be better to consider starting at the lower figure appraised. You may choose to test the market to see if the higher figure can be achieved and see what feedback tenants inspecting provide. We can keep you informed.

Our team would be delighted to manage this investment with your individual needs in mind, if I can answer any questions, please contact me on 0477 800 052 or pm@craigdoyle.com.au

Yours faithfully,
Tina Dunn

CRAIG DOYLE REAL ESTATE

Tina Dunn
Property Management





OFFER FORM			
PROPERTY:	66 Hills Road, Closeburn		
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 pendant lights • All blinds, curtains and window furnishings • All keys and remotes associated with the property • All pumps and equipment associated with the water tanks • All pumps & equipment associated with the pool • All panels, inverters and equipment associated with the solar • All furniture & appliances currently in Hills Cottage
EXCLUSIONS	
SETTLEMENT DATE:	