

474 Cedar Creek Road, Cedar Creek


HIDDEN SANCTUARY OFFERS 6 ACRES OF VIEWS AND SERENITY

 Contact Agent

 4 bed

 2 bath

 2 car

 6.1 acres



VIEW LISTING

THE HOME

- **Year Built:** Built in 2012, this Queensland-style home combines classic design elements with modern living. Featuring a wide verandah and high ceiling. It offers a perfect blend of tradition and contemporary comfort.
- **Kitchen:** This modern kitchen, renovated just two years ago, features top-of-the-line Neff appliances, including a 60cm electric oven and a 90cm induction cooktop. The space boasts sleek Caesarstone countertops, custom Tasmanian oak shelving, and soft-close cabinetry. A walk-in pantry, integrated Bosch dishwasher, hidden spice racks, and an Insinkerator add to the kitchen's functionality.
- **Outdoor Entertaining:** This home has a fantastic outdoor space, with a wooden undercover wrap-around verandah with front and rear entry, facing east for plenty of morning sun. There's a cozy pot-belly fireplace for those cooler nights, and a tiled, west-facing patio out back, perfect for relaxing and catching the sunset.
- **Bedrooms:** This home features four spacious bedrooms, each designed with comfort and convenience in mind. Each of the two bedrooms share a stylish ensuite, while all rooms include built-in robes, ceiling fans, and blinds for added privacy and comfort. Perfect for family living with plenty of space for everyone!
- **Heating/Cooling:** This home is equipped with a cozy fireplace in the living room for warmth during cooler months, while ceiling fans throughout the house ensure optimal airflow and cooling year-round.
- **Bathrooms:** Features two bathrooms, each equipped with extractor fans for improved ventilation. Built-in cabinetry adds functionality and storage space, keeping the areas organized and clutter-free.
- **Laundry:** External access to the laundry, complete with ample cupboard space, a laundry tub, and a convenient benchtop for all your washing and storage needs.
- **Car Spaces:** Two undercover car spaces, along with two open parking spaces, offering plenty of parking options.
- **Power:** Equipped with 3-phase power, along with 7kW solar panels to reduce energy costs and support sustainability.
- **Hot Water System:** Equipped with a gas hot water system
- **Security:** This home is fitted with security doors, providing an extra layer of safety and peace of mind.
- **Internet:** Offers fast internet with 170Mbps+ speeds on Starlink and supports 13Mbps (max) speeds on ADSL2.













THE LAND

- **Land Size:** 2.46 ha (approx 6 acres)
- **Views:** This property offers breathtaking views, including stunning sunrises and sunsets, as well as picturesque vistas of the mountains, dam, and surrounding bushland.
- **Wildlife:** The property is surrounded by stunning native wildlife, including wallabies, king parrots, lace monitors, swamp hens, and a variety of colorful cockatoos, creating a vibrant and natural setting right at your doorstep.
- **Surroundings:** Nestled in a secluded, scenic setting, this home offers the perfect balance of privacy and convenience, just a short drive from the charming Samford Village. Enjoy easy access to a variety of excellent cafes, schools, and local markets.
- **Community:** This Queensland-inspired retreat provides the perfect sanctuary for escaping the hustle and bustle, offering a peaceful hideaway where you can raise your family in a serene, picturesque community.



CRAIG DOYLE
REAL ESTATE



THE INFRASTRUCTURE

- **Water Supply:** The property is equipped with a reliable water supply, featuring two 25,000-litre tanks to ensure ample water for all your needs. In addition to the main water supply, the property has a non-potable dam water supply, pumped up to the house with five taps for gardening and other outdoor needs.
- **Fencing:** The property is secured with split post fencing, featuring a dog-fenced house yard and verandah, providing a safe and enclosed space for pets and family alike.
- **Sewage System:** The property features an eco-friendly worm farm septic system, offering a sustainable solution for wastewater management.
- **Sheds:** The property features a large undercover shed, concrete flooring, providing ideal storage space for tools and equipment, keeping them secure and shielded from the weather.





THE LOCATION & ADDITIONAL INFO

- Tucked away in a whisper-quiet pocket of Cedar Creek
- In close proximity to Cedar Creek watering holes/waterfalls
- 10 min drive to Samford Village & Samford State School
- 15 min drive to the nearest local school
- 20 min drive to Ferny Grove Station with park-and-ride facilities
- Moreton City Council Rates: \$2000 per annum | Water Rates: N/A - tank water supply

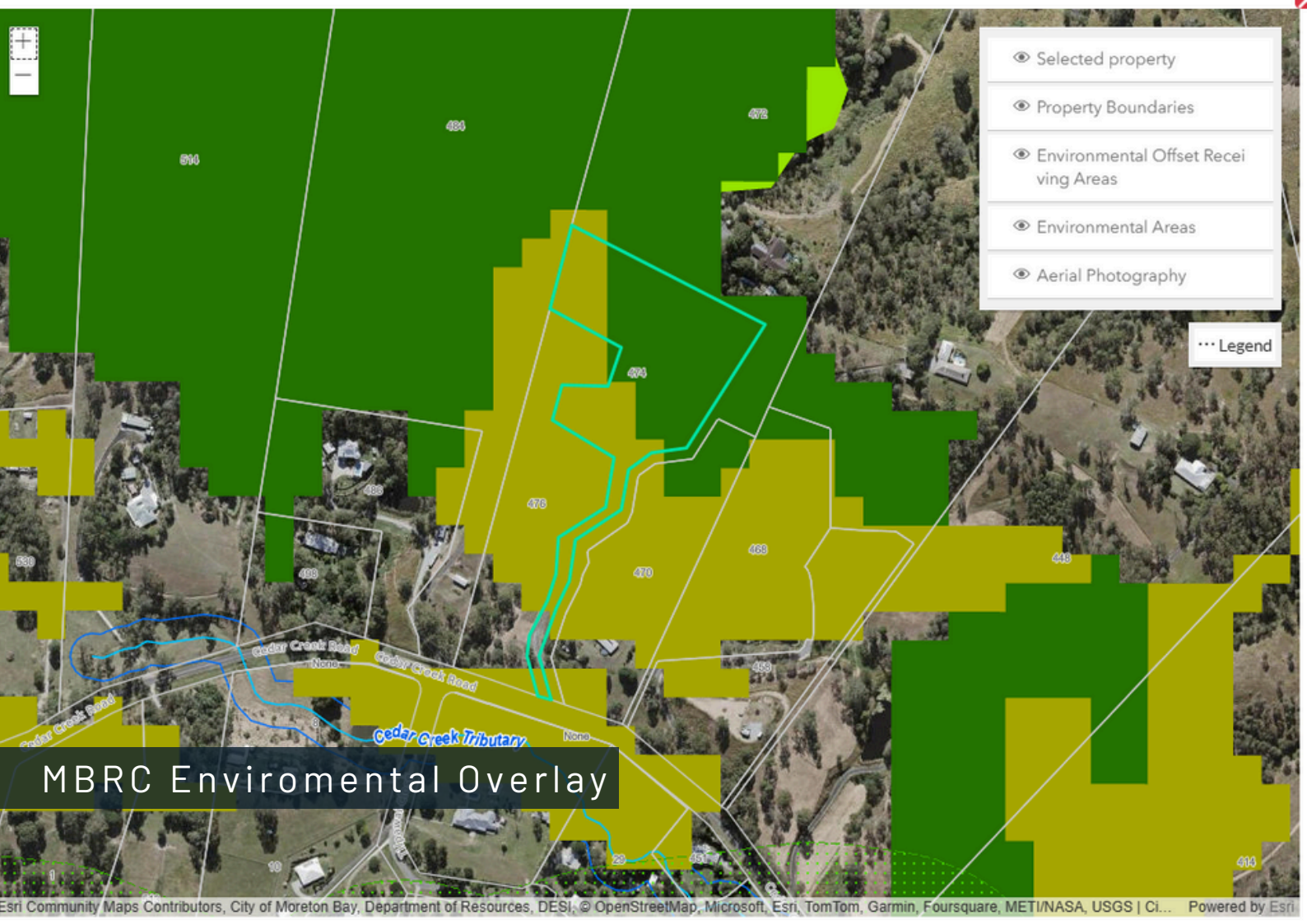
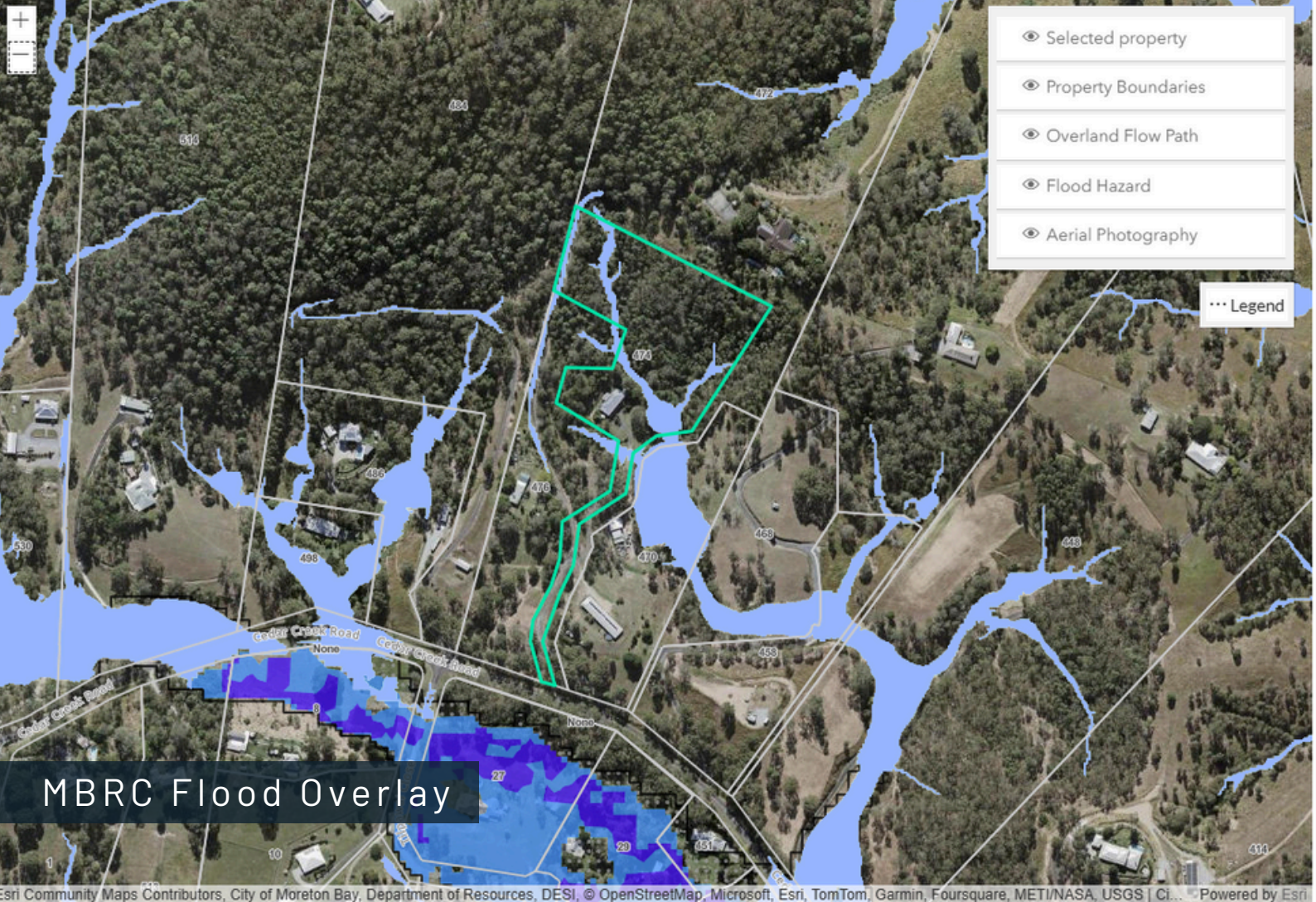
**'In Real Estate,
Always At Your Service'**

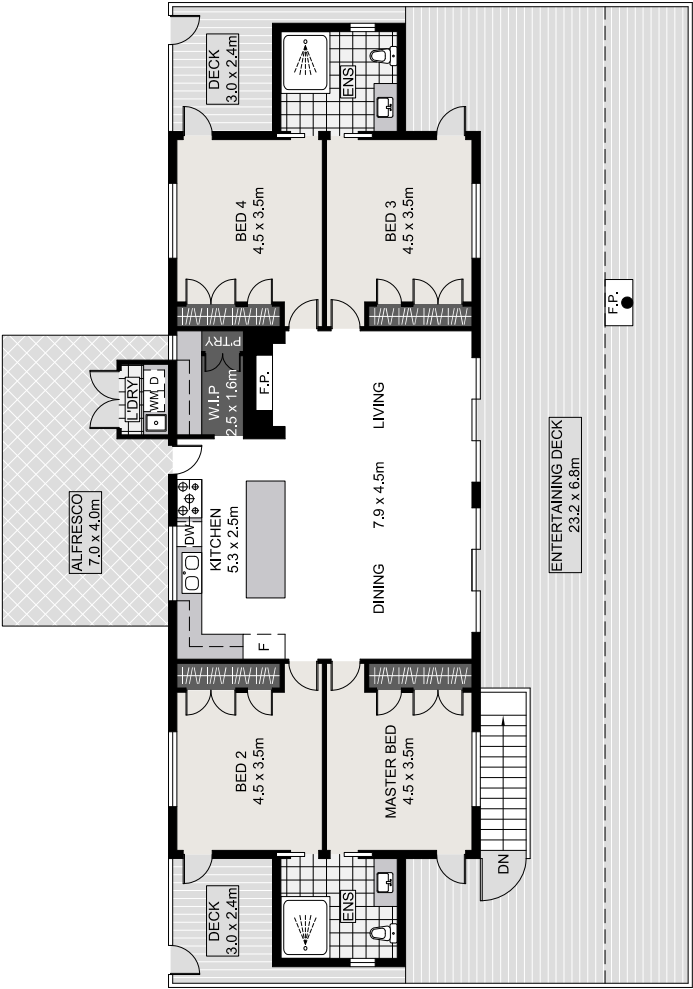
0415 901 389 | chelsea@craigdoyle.com.au

Chelsea Perry

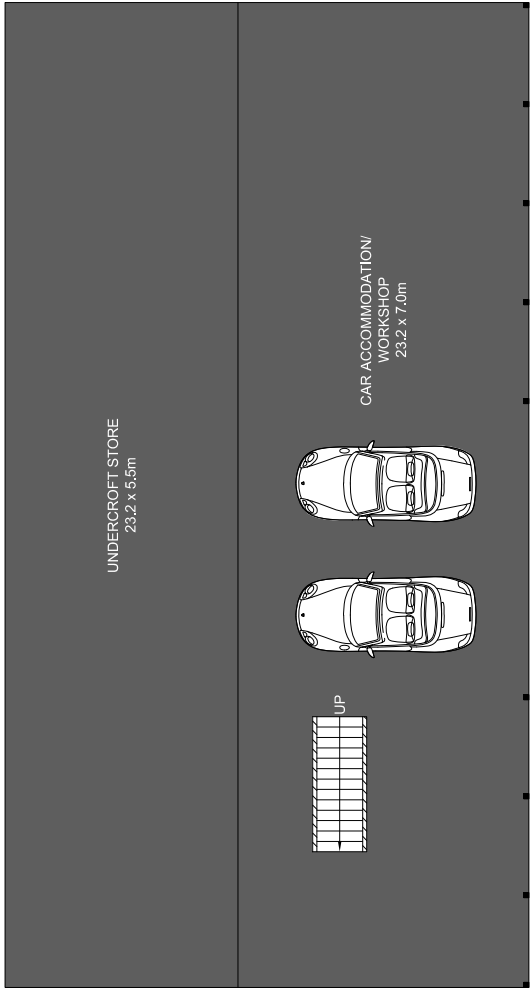


CRAIG DOYLE
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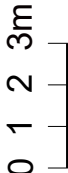




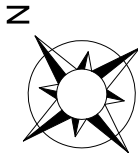
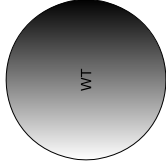
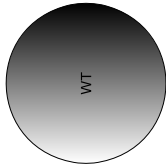
UPPER LEVEL



LOWER LEVEL

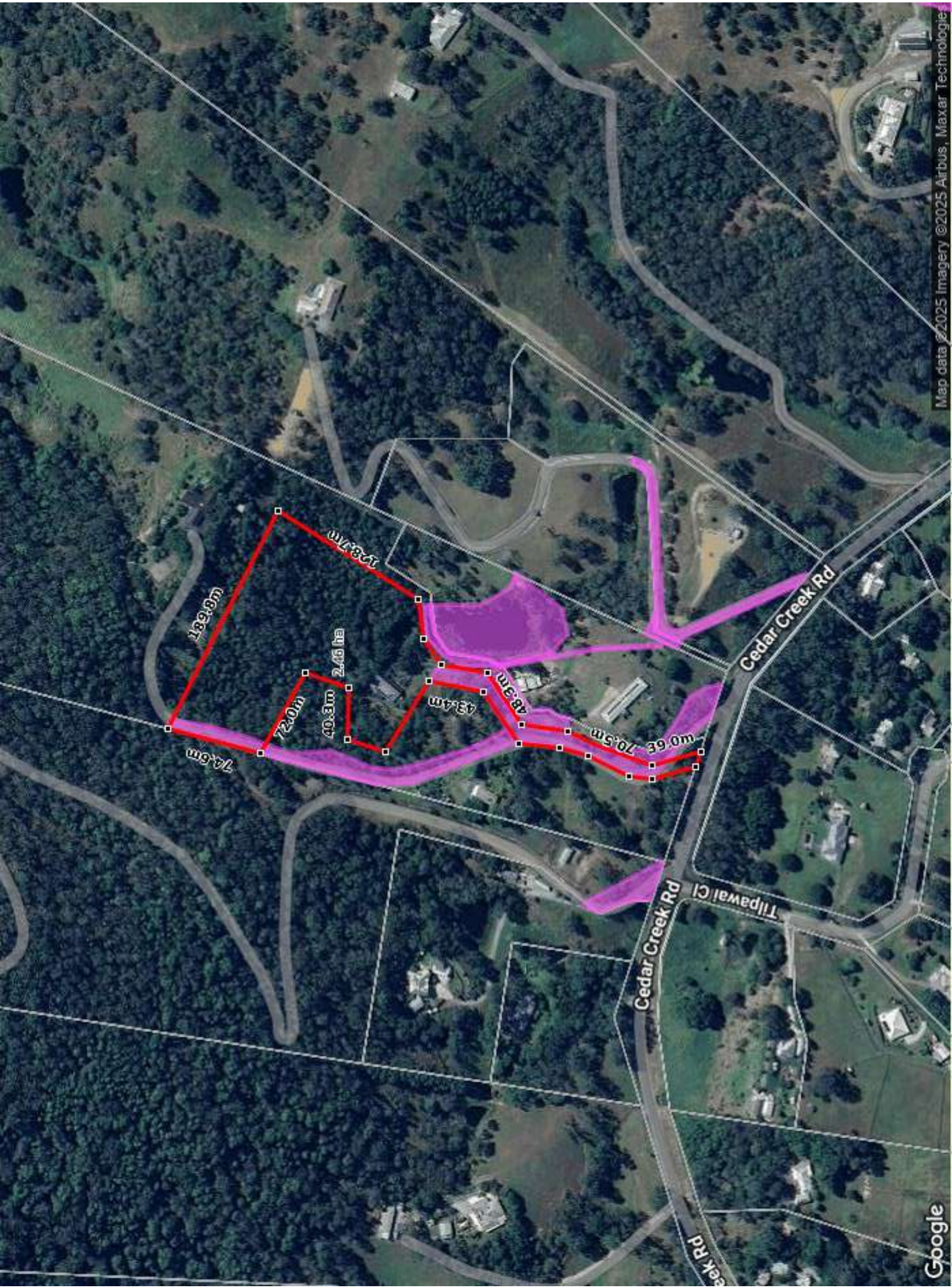


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Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.



INT	: 137.90m ²
EXT	: 170.90m ²
CAR ACCOM./WORKSHOP	: 162.40m ²
UNDERCROFT STORE	: 127.60m ²
TOTAL	: 598.80m ²

474 Cedar Creek Road, Cedar Creek



OFFER FORM			
PROPERTY:	474 Cedar Creek Road, Cedar Creek		
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)	<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>
INCLUDED CHATTLES	<ul style="list-style-type: none"> • Dishwasher • All light fittings including pendants • All blinds and curtains • All keys associated with the property • All pumps & equipment associated with the water tanks • All pumps & equipment associated with the dam pump • All tools and implements associated with the fireplaces
EXCLUSIONS	
SETTLEMENT DATE:	