

# 11 Wentworth Ave, Mt Nebo

## LUXE MOUNTAIN RETREAT WITH NOTHING TO DO BUT ENJOY!



Contact Agent



4 bed



2 bath



2 car



979 m<sup>2</sup>

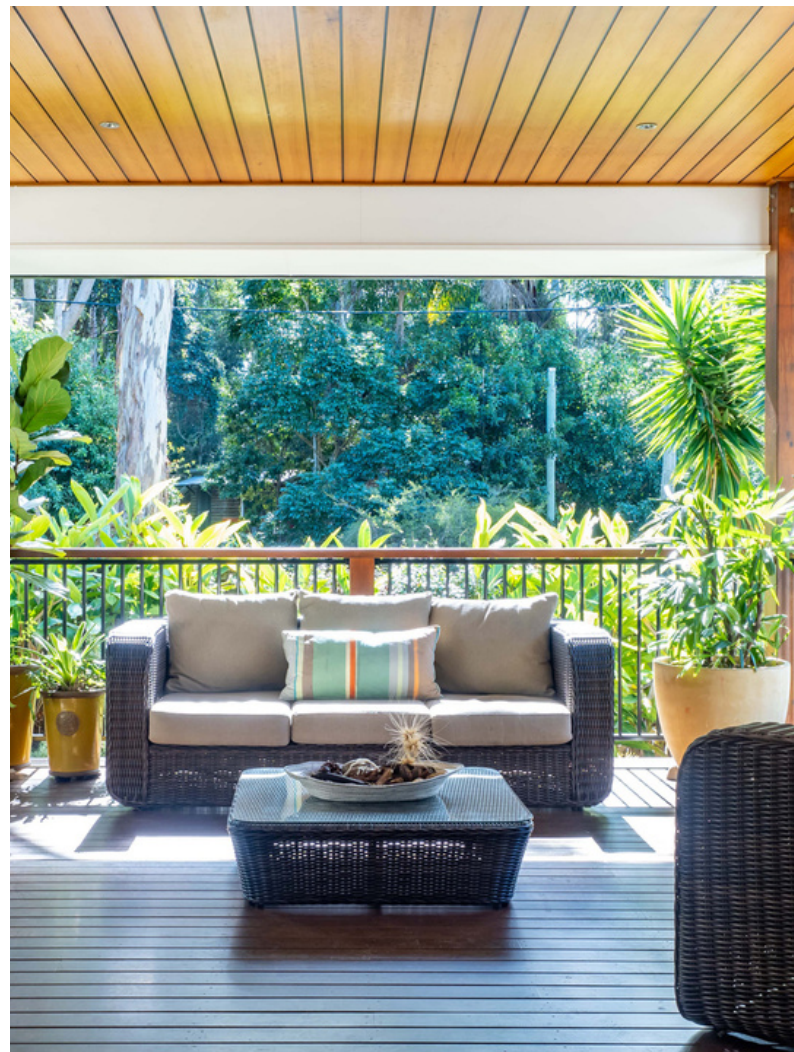


## THE HOME

- Low-set weatherboard pole home with colourbond roof - built in 2010
- High ceilings throughout
- Quality build including square set cornice throughout & stunning Sydney Blue Gum polished timber floors throughout the living area, hallway & one bedroom
- Expansive open plan kitchen, living & dining area
- Entertainers kitchen featuring large island bench including breakfast bar, stone bench tops, Blanco electric oven, Blanco 4-burner gas cook top, Blanco rangehood, Bosch dishwasher & soft close cabinetry including clever storage solutions such as slide out vegetable rack + pull out rubbish bin
- Bi-fold & sliding doors lead to a huge covered outdoor entertainment deck featuring tranquil rural views
- Fabulous sense of arrival with a cosy front deck offering multiple outdoor areas to enjoy
- Kemplan slow combustion wood burning fireplace for cosy winter evenings at home
- Ducted, zoned air-conditioning throughout
- Master retreat featuring bay windows, louve windows, well-appointed walk in robe & ensuite with single vanity & shower
- Additional three light filled bedrooms, two featuring built in mirrored robes, one of the bedrooms featuring direct access to the back deck
- Well-appointed family bathroom featuring single vanity, shower, separate bath & separate toilet
- Large laundry featuring single tub, bench top, built in cabinetry including drawers, cupboards & broom cupboard + external access
- Fly screens installed to most doors & windows with the exception being to the main front door + bi-fold door leading to the back deck
- ADSL2 Internet (Starlink satellite internet available to be installed at the property)
- 4G phone reception via Telstra network
- Rheem electric heat pump hot water system
- Large multiple purpose room downstairs featuring a deck, power & rubber floor covering - the perfect 'man cave', gym, home office, artists studio or the potential to be fitted out as a separate guests retreat



CRAIG DOYLE  
REAL ESTATE









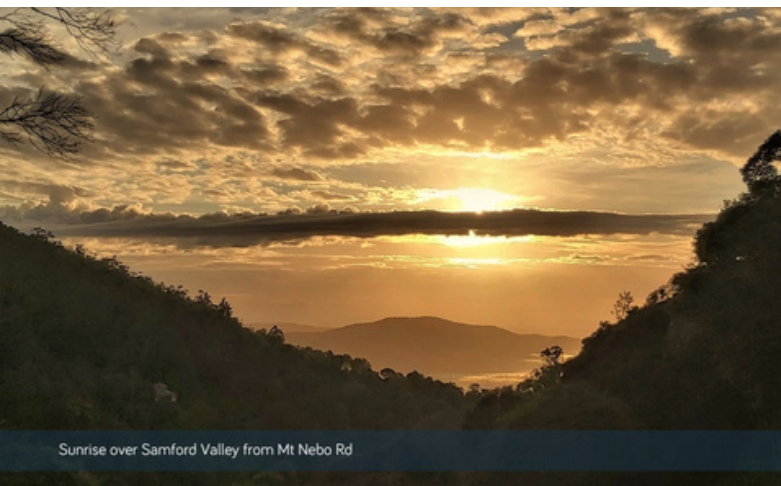
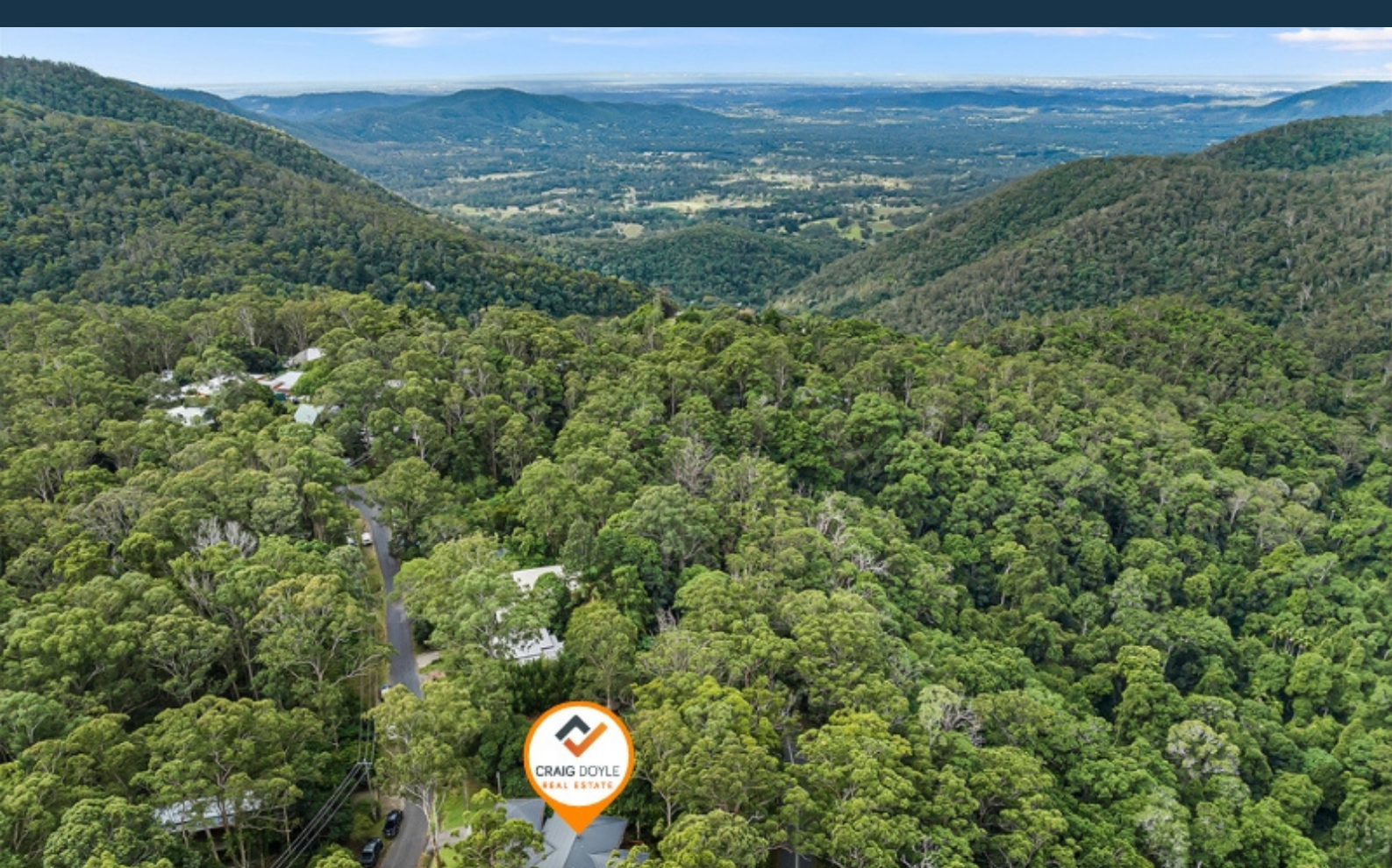


## **THE LAND**

- 979 m<sup>2</sup> of low maintenance landscaped gardens - timber fenced perimeter
- Flat lawn area at the front of the property perfect for your kids & pets
- Personal gate leading to covered portico entrance
- Surrounded by national park enjoying an abundance of native flora, fauna & wildlife

## **THE INFRASTRUCTURE**

- 42,000L of water storage capacity - 3 poly tanks
- Two car carport with remote garage door access
- 4m x 4m lockable garden shed featuring shelves & overhead storage racks
- Bio-cycle waste treatment system maintained quarterly by Evergreen Wastewater



Sunrise over Samford Valley from Mt Nebo Rd



Maiala - D'Aguliar National Park

## THE LOCATION & ADDITIONAL INFO

- Amongst a community of friendly neighbours
- 2 min drive to Mt Nebo State School
- 2 min drive to the Mt Nebo Post office, cafe & school bus stop servicing The Gap State School & State High School
- 20 mins drive to The Gap with easy connections to Brisbane CBD
- 25 mins to the country charm of Samford Village and the well regarded Steiner School
- 35 mins to Ferny Grove Train Station with easy connections to Brisbane CBD
- 40 mins to Brisbane CBD & Brisbane Airport
- Moreton Bay Council Rates: approx \$350 per quarter

'In Real Estate,  
Always At Your Service'

*Chelsea Perry*



0415 901 389 | [chelsea@craigdoyle.com.au](mailto:chelsea@craigdoyle.com.au)

