

20 Woodglen Ct, Samford Valley

ELEGANT FAMILY HAVEN | RELAXED LUXURY AMIDST NATURE

Contact Agent  5 bed  3 bath  4 car  8,952 m²



THE HOME

- High-set rendered brick family home built in 1998 (plans available)
- High ceilings throughout including 5m raked ceiling in the living & dining spaces
- Spectacular Tasmanian Oak timber floors throughout
- Plantation shutters throughout
- Entertainers kitchen, completed in 2022, featuring Caesar-stone benches, waterfall edge breakfast bar, soft close cabinetry, integrated dishwasher, 2x 600 mm electric ovens, 750 mm gas cook-top, fabulous butlers pantry & 2 servery windows (1 from the kitchen & 1 from butlers)
- Open plan kitchen, living & dining space leading to multiple outdoor spaces
- Slow combustion fireplace for cosy winter evenings at home
- Huge North-East facing outdoor entertainment deck featuring raked ceilings & tranquil rural views - perfectly orientated to capture cool breezes
- Wrap around verandah leads to additional outdoor entertainment space featuring servery windows from the kitchen & butlers, awesome outdoor pizza oven, low maintenance tropical landscaping & private fire-pit with stunning mountain views
- Studio/flex space downstairs featuring a kitchenette, space for a pool table, additional lounge, full bathroom, walk in storage and private outdoor patio - the ultimate teenagers retreat!
- Luxurious master suite featuring tranquil rural views, parents retreat, plantation shutters, ceiling fan and opulent ensuite featuring large twin shower & stone vanity
- Additional 4 light filled bedrooms upstairs all featuring built in robes, fixed wall shelving, plantation shutters & ceiling fans
- Flexibility for a 6th bedroom/semi self contained studio downstairs featuring separate access and block out, remote electric blinds
- Ceiling fans throughout & split system AC in living/dining space & two of the bedrooms
- Family bathroom featuring bath, separate shower, single vanity & separate toilet
- Laundry conveniently located off the butlers pantry featuring external access & loads of storage
- Wi-Fi security system, operated remotely via an app, featuring 4 external cameras
- NBN internet











THE LAND

- 8,952 m² block offering cleared usable land, rain-forest, natural bush land & established fruit trees
- Perfect for your kids & pets - 40 m flying fox, 'soccer feild' featuring goal, mountain bike tracks throughout the rain-forest/natural bush & direct access to Brian Burke Reserve
- Low maintenance established tropical & native landscaping create a private, resort style feel

THE INFRASTRUCTURE

- Electric front gate with wireless keypad entry, pedestrian gate & pebble-crete driveway
- 2 car garage with internal access, additional workshop, loads of storage, 2 car carport + garden shed
- Town water + 10,000L water tank with pressure pump 3 outdoor tap points
- 7 kw solar power
- Electric hot water system (installed Dec 2022)
- Bio-cycle onsite waste treatment system (regularly serviced/amintained)



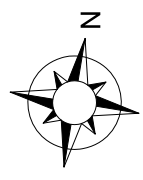
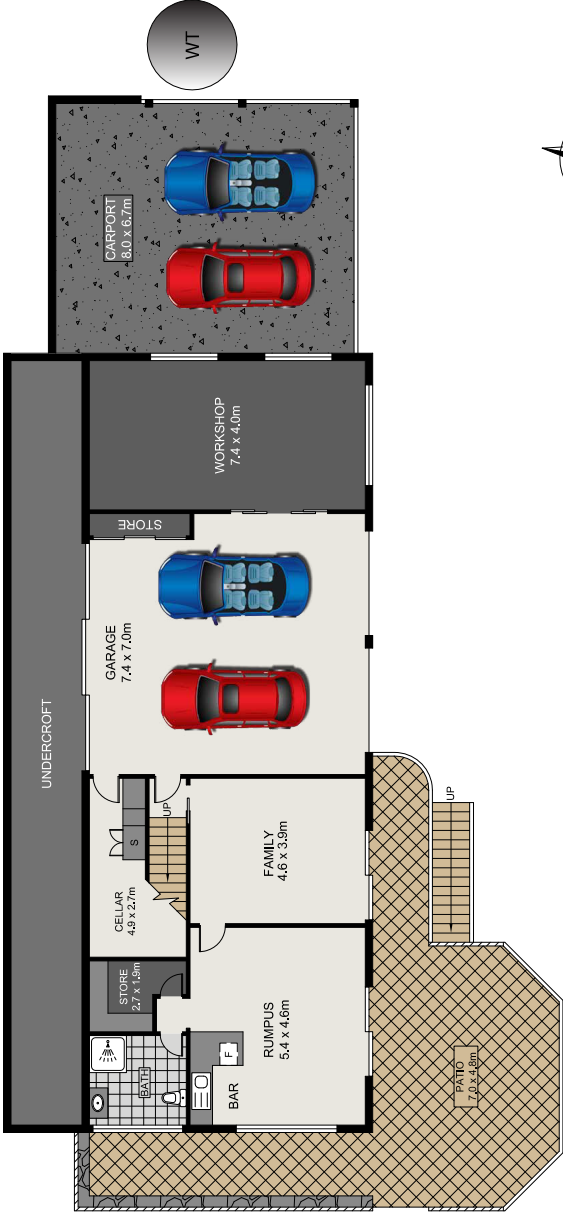
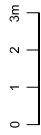
THE LOCATION & ADDITIONAL INFO

- Nestled in the foothills of House Mountain, at the end of a cul-de-sac, surrounded by a community of friendly neighbours
- 600 m to the bus stop providing transport to Samford State School & Samford Village with connections to Samford Valley Steiner School, Ferny Grove State High School & many excellent private schools
- 5 mins to Samford Village with its wealth of quality shops, cafes & dining options
- 12 mins to Ferny Grove Train & the soon to be completed entertainment precinct
- 35 mins to Brisbane CBD & Brisbane Airport - or catch the train from Ferny Grove for a super easy commute
- Moreton Bay Regional Council Rates: approx. \$650 per quarter | Unity Water Rates: approx. \$450 per quarter

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



0415 901 389 | chelsea@craigdoyle.com.au



INT : 293.17m²
 EXT : 175.38m²
 GARAGE/CARPORT : 105.40m²
 UNDERCROFT : 38.95m²
 TOTAL : 612.90m²

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.

20 Woodglen Court, Samford Valley

