



# FOR SALE

## MOUNTAIN VIEWS IN SAMFORD VALLEY

Located in a quiet cul de sac, this charming north-facing home sits on one acre of lush green land, has its own natural dam, and is surrounded by uninterrupted mountain views – peace really can be found less than one hour from the CBD.

Making the most of its surroundings, this split level home has three wooden verandas to take in the views of Mt O'Reilly, Mt Nebo and Mt Glorious ranges. At entry level you walk into a home that is warm and inviting, with separate lounge and dining rooms that flow into the heart of the home – the open plan kitchen and family room.

The large kitchen, complete with gas cooktop, pyrolytic oven, new dishwasher and walk-in-pantry, spills onto the largest of the three covered verandas – making the transition from indoor to outdoor living effortless. This rear veranda is perfect for entertaining with a servery window straight from the kitchen, ample space to spread out and it looks onto the beautifully kept yard, so you can keep an eye on children or pets.

Upstairs are three spacious bedrooms. The master bedroom has a walk-in-robe, ensuite, and best of all, a veranda to take in the stunning views. The two bedrooms have built-in-robies and are serviced by a separate bathroom and toilet.

The fourth bedroom, which can easily be utilised as a study or rumpus room, is on the ground floor and has access to the third toilet. The two-car garage is located on ground floor as well. There is also a shed on the property for extra car space and storage.

This peaceful property will keep any green-thumb happy with a host of fruit trees, including mango, custard apples and passionfruit, and established gardens – all that is required is some upkeep while taking in the spectacular views.

Features:

- 1 acre with established fruit trees and natural dam
- 4 bedrooms
- 2 bathrooms
- 3 toilets
- 3 verandas
- Combustion heater
- 2-car garage
- 6m by 3m shed
- 5000 liter rain water tank
- Town water

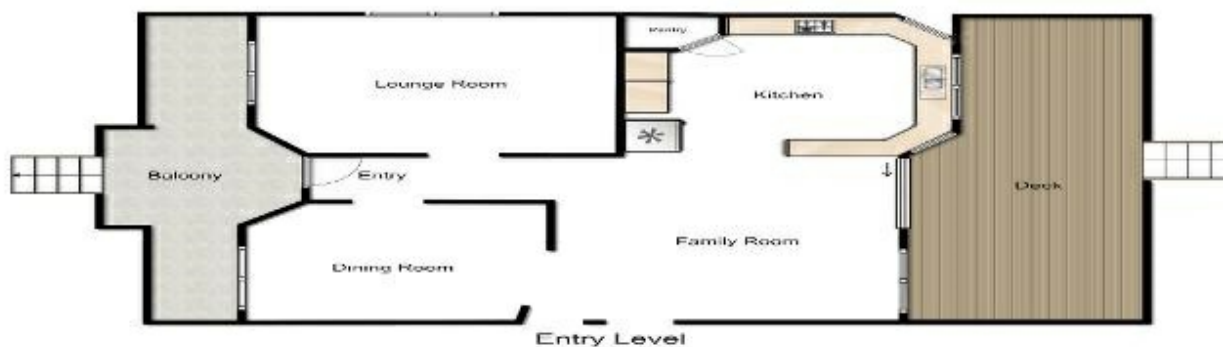
4 BED | 2 BATH | 0 CAR

PRICE:  
\$825,000

OPEN FOR INSPECTION:  
N/A



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Whilst every attempt has been made to ensure accuracy, Floorplans are representative & should be used as a guide only.

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.