

# 11 Reiners Road, Samford Valley, Qld 4520

## House For Sale

Thursday, 21 December 2023



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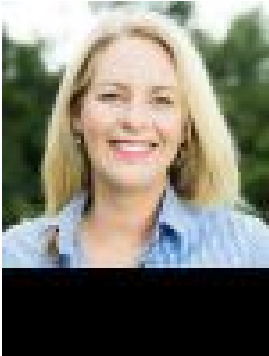
Bedrooms: 4

Bathrooms: 2

Parkings: 8

Area: 6000 m2

Type: House



Ronni Grevell

## Contact Agent

Step into a world of contemporary luxury and resort-style living! Bound by lush subtropical landscaping and with excellent infrastructure, this immaculately presented property is "move in ready". A haven of tranquility this cleverly designed, single level 4-bed + study residence invites your family to discover what country living is all about. The home's cohesive, considered design celebrates the best of the gorgeous Queensland climate, with an ease of connection between the spacious open plan interior and the luxe timber outdoor entertaining pavilion; perfectly positioned to overlook the sparkling saltwater pool complete with waterslide for the kids. Visible from the spacious living room, the pool's gentle water feature creates a soothing soundtrack amid the softly scented frangipani surrounding the home for that luxurious sense of space and expansive resort style living. The open plan kitchen, living and dining areas create a family-friendly layout, centered around the modern kitchen with huge stone-topped island and breakfast bar, ample cabinetry and quality appliances, including new induction cooktop. Located for privacy at the Eastern end of the home, the king-sized master is a true parents retreat with luxury ensuite, large walk-in robe and direct outside access. The three remaining bedrooms are complemented by a study nook and vast Media Room fitted out with a projector, screen and surround sound for family movie nights. Along with a substantial, fully insulated shed with 3 phase power and additional boat/caravan parking, the property enjoys 1.5 acres of perfectly level fully-fenced lawns that back onto Council reserve. The block delivers meandering walkways, established fruit trees, chicken coop, plenty of space for a veggie patch and a charming cubby house with adventure wall. With town water, rainwater tank plus a bore, you'll never have to worry about water! This is the perfect lifestyle property, with all the peace and privacy of an elegant country lifestyle enhanced by the convenience of low maintenance livability (Fronius Solar System installed 2019 - 15Kw) and an ideal location that's just minutes from the country charm of Samford Village. Ideal for the family ready for a low-stress refuge from a busy lifestyle, this meticulously maintained acreage property is the epitome of casual elegance and has been finished to a high standard ready to welcome you home. The finer details:

- Generous single-level country entertainer with formal and casual living areas
- Open plan living connects directly with luxe outdoor entertaining area
- Huge modern kitchen with stone-topped island, quality appliances + cabinetry
- Vast Media Room with projector, surround sound & screen
- Luxe timber pavilion with built-in BBQ
- Saltwater pool with water feature, lights and water slide
- 7m x 12m insulated shed with 3ph power + separate switchboard
- Shed parks 6 cars + remote double garage to house + caravan/boat carport
- Low maintenance subtropical landscaping + extensive fragrant frangipani trees
- Cubby house, chicken coop, productive fruit trees
- Property backs onto Council reserve and South Pine River
- Town water + rainwater tank + bore
- Fronius Solar System installed 2019 - 15Kw
- NBN, smart lighting, ducted AC, split system AC, fans

\*Full list of attributes available on request

Disclaimer: Whilst all care has been taken to ensure accuracy, the Selling agents confirm that they cannot guarantee accuracy of the same and accept no liability (express or implied) in the event that any information contained in the document or provided within is inaccurate. The Seller and Selling agent make no representation and give no warranty that the information provided is accurate. Parties must ensure they make their own due diligence enquiries to satisfy themselves about the accuracy of the information.