

20 Sovereign Way, Samford Valley, Qld 4520



House For Sale

Wednesday, 17 April 2024

20 Sovereign Way, Samford Valley, Qld 4520

Bedrooms: 6

Bathrooms: 3

Parkings: 5

Area: 9047 m2

Type: House



Clarissa Rudolph
0422752824



Brett Crompton
0732891122

For Sale

This exquisite family home, extravagantly spacious and nestled in the prestigious Samford Royal Estates, sits on over 2.2 town water acres of meticulously maintained land, opposite a picturesque park. Positioned high on a hill, it captures cool North-Easterly breezes and bushland views, offering a perfect blend of luxury, functionality and tranquillity. The spacious floor plan offers 465m² of luxury living with 5 spacious bedrooms, including a lavish master retreat complete with a walk-through robe and designer ensuite featuring an indulgent spa and dual shower. 2 large family bathrooms, adorned with floor-to-ceiling tiles, exuding sophistication and elegance. The flexible layout includes a study/optional 6th bedroom and an additional 2nd living area/rumpus room, providing versatility to suit various lifestyle needs. Indulge your culinary desires in the gourmet kitchen with central island breakfast bar that is generously proportioned and commands flawless views through the entertaining area out to the striking countryside backdrop, boasting European appliances, stone benches, a gas cooktop, steam oven, self-cleaning oven, filtered water tap, masses of easy-to-reach storage, soft-close drawers and cupboards, glass splash backs and a convenient butler's pantry with sink. Entertainment is taken to new heights with a generous home theatre equipped with projector and screen. The open-plan kitchen, living and dining area seamlessly transitions to the expansive North-facing outdoor entertainment space, creating the perfect setting for hosting gatherings or enjoying serene family moments. Step outside to your own oasis, complete with covered entertaining area, outdoor kitchen featuring stainless steel BBQ, stone benchtops, and space for a bar fridge. Nestled within the idyllic landscape, is the resort-style electric heated self-cleaning saltwater pool that creates an atmosphere of tranquil opulence. Adjacent to the pool, a patio provides a shaded retreat, where one can lounge in comfort and sip on cool beverages. Complete with a convenient powder room and private outdoor shower. The fully fenced backyard provides ample level space for pets and recreational activities, with room for a tennis court. Experience the ultimate in comfort and convenience with 9-foot ceilings, fully ducted and zoned air conditioning with smart control capability, thermal plantation shutters, ducted vacuum, and stunning red Mahogany timber floors, elevating the living experience to unparalleled heights. Highlights- Nestled within the prestigious Samford Royal Estates, this property offers a serene country lifestyle amidst rolling hills, while still providing convenient access to city amenities. - Enjoy close proximity to sporting grounds and easily accessible bike and walking tracks, perfect for families and outdoor enthusiasts. The Residence- Designed to deliver low maintenance luxe liveability and style- Open plan design with a well-considered floorplan- Abundance of natural light- 4 toilets- Spacious laundry boasts ample storage, perfect for organizing all your linens and supplies- Exceptional opportunity for dual living, with 2 of the bedrooms, living/rumpus area, and the 3rd bathroom situated towards the rear of the house, providing separate yet integrated space for dual living occupants with comfort and privacy. The Grounds- 2.2 acres of easily maintained, level usable land, completely dog fenced- Town water Additional Property Features:- Electric front gate- Security intercom camera- Security alarm- Ample power points, NBN internet/ethernet and tv points throughout- 3 bay garage with built in storage- 9m x 4m powered shed (3 phase power) with high roller doors to accommodate caravans/boats- 20,000L underground tank- Additional water tank to irrigate gardens- 5kw solar- Gas hot water- 3 phase power to house and pool patio- Security lights- Fenced dog pen- Side access gate Informative Appropriate Distances- Samford Village - 2.5km- Samford State School - 3.6km- Samford Steiner School - 6.4km- Ferny Grove Train Station - 9.9km- Ferny Grove State High School - 10km- Mount Samson State School - 12.1km- Brisbane CBD - 23.8km This property epitomizes luxury living in the esteemed Samford Royal Estates, promising a lifestyle of indulgence and tranquillity in a truly prestigious setting. Get in touch with Clarissa Rudolph on 0422 752 824 to arrange a viewing and immerse yourself in the beauty and luxury of this property. ** Virtual furniture has been used in photographs for advertising purposes **. Disclaimer: All information contained in this document or advertisement has been provided by the Seller and has not been verified by the Agent. Any prospective Buyer should independently verify any information and should not rely upon the information contained in this document or advertisement.