

**22 Meadowood Close, Highvale, Qld 4520**



**Sold House**

Thursday, 14 September 2023

22 Meadowood Close, Highvale, Qld 4520

**Bedrooms: 4**

**Bathrooms: 2**

**Area: 4000 m2**

**Type: House**



Natalie Johnston  
0419689309

**\$1,700,000**

Presenting to the market this rare river rock pool frontage retreat situated on an established 1 acre landholding in an exclusive acreage enclave only 40mins from the heart of Brisbane offering a return to a peaceful haven at the end of every day, with the opportunity to leave the world behind. Immerse yourself in the space and prestige of this prized location where the lush gardens promise an abundance of privacy. You can soak up the sun poolside and host friends and family in style on the deck cocktail style, seated in the covered alfresco or in the open plan architecturally designed family home. First time offered to market, this exceptional family home located just under 8 minutes to the Samford Village Precinct which is buzzing with cafes, restaurants, markets, community events, schools (school bus actually stops at the end of the street) this property offers endless rural views and privacy from front to back. Whether you are one to explore the river bank, tend to the gardens, host a long lunch under the established olive trees or turn your hand to art in the existing studio, the vista is simply stunning and the sunrises and sunsets spectacular with the whip birds in the background. The home sits perched on the highest point of the land and overlooks the inground saltwater pool, beautifully kept grassed yard and well-maintained gardens. The contemporary style home has been meticulously maintained and will suit a magnitude of buyers especially those wanting a change of pace. Inside you will appreciate the high ceilings and white French provincial style stone look tiles that welcome you from the foyer and draw you through to the hub of the home which quite literally unfolds before your eyes. A bright open aspect of wall to wall windows and sliding doors maximising the outlook, flooding the rooms with natural light will delight your senses. Plenty of room here to pursue all your endeavors, is it an art studio, teenage retreat or self contained bedroom that you require? Coupled with a home office, spacious open plan kitchen featuring Granite benchtops and breakfast bar, living, dining area and family room which flows seamlessly to the covered alfresco entertaining area and deck overlooking the lush green grass where the fur babies and kids will tire themselves out! This home not only offers lifestyle but relaxation, tranquillity and home business/office space with an abundance of storage options. This property is one that must be inspected by serious buyers seeking a fabulous acreage lifestyle yet still wanting or needing to be close to the city and other Suburban necessities. History: positioned at the end of the cul-de-sac, chosen by the sellers as the first to purchase in the street, know that you are inheriting the original Dairy Homestead block that was later a plant nursery. Chosen as this block has 67m of water frontage, elevation of the building envelope (built on natural land not fill) and home to the most impressive Bribie Island Pine Tree which is over 100yrs old featured at the top of the driveway as you enter the property - renamed in recent years - "Highvale Hilton". This is an opportunity not to be overlooked. Don't delay, call Natalie today on 0419689309. At a Glance: Elevated 4,000m<sup>2</sup> block 67m of River Frontage Built 2002 - Jeff Booth 4 Bedrooms, 2 Bathrooms Separate Home Office NBN Separate Studio with own Entrance High Ceilings Granite Benchtop in Kitchen Bosch Appliances 6x6 Shed (remote door) Saltwater Swimming Pool New Pump Air-Conditioning Wood Burner Town Water Bio System Water Tanks Bitumen Driveway Lush Lawns Established Olive Trees Established Dragon Trees Termi Mesh Gutter Guard Easement Free Electric Hot Water - New Rates: \$675 p/qtr 8mins to Samford State School 8mins to Samford Valley Steiner School 9mins to Samford Valley 10mins to Mt Nebo State School Horse Riding Tracks closely 2mins to Showgrounds