

**32 Mary Ring Drive, Samford Village, Qld 4520**

**House For Sale**

Tuesday, 11 June 2024



32 Mary Ring Drive, Samford Village, Qld 4520

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 608 m2**

**Type: House**



Clarissa Rudolph  
0422752824



Brett Crompton  
0732891122

## For Sale

Nestled in a prime position within the highly sought-after Samford Village, this property offers exceptional convenience and lifestyle. The charming brick exterior of this well-maintained single-storey residence creates a strong first impression, complemented by its bright and well-presented interior spaces. This 4-bedroom home features a family friendly floor plan with a clear separation of formal and casual living spaces. The neat and tidy kitchen, complete with a pantry, breakfast bar and servery to the outside alfresco area, is perfect for family meals and entertaining. The master bedroom includes an ensuite and walk-in wardrobe for added convenience. There is also a dedicated home office, ideal for remote work or study. Outside is a private back garden with a covered entertainment patio, fully fenced level yard and established gardens. There is also a double lock-up garage with internal access, ducted, zoned air-conditioning, a garden shed and solar panels. Situated in a quiet street in the heart of Samford Village, this property offers an ideal blend of convenience and seclusion. With local shops, schools, cafés, and parks all within strolling distance, residents can enjoy easy access to all lifestyle amenities. Perfect for first-time family buyers, investors, or those seeking a low-care scale down opportunity, this home truly embodies the essence of comfortable living in a vibrant community.

**Property highlights:-** Well-designed floor plan with clear separation of living spaces- Kitchen includes a plumbed-in double fridge space and filtered water tap- Laundry with storage and convenient outside access- Large 600sqm level block with town water and tanks for garden watering- Fully fenced level yard with established gardens and garden shed- Solar panels- Security cameras- Security screens to all windows and doors- Quiet street location in the heart of Samford Village- Easy access to local shops, schools, cafés, and parks

**Informative Appropriate Distances:-** Samford Village Prescient - 600m- Samford State School - 1.3km- Samford Steiner School - 4.1km- Ferny Grove Train Station - 7.6km- Ferny Grove State High School - 8.1km- Mount Samson State School - 12.1km- Brisbane CBD - 21.7km

Get in touch with Clarissa Rudolph at Ray White Samford to arrange a viewing of this charming Samford Village residence - an opportunity not to be missed in this prime location!

**Disclaimer:** Ray White Samford believes the information for this property is correct, however, it does not warrant or guarantee the accuracy of the information. You should make your own enquiries and check the information. Some information for this property has been obtained from external sources and may not have been independently verified.

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