

# 35 Aberfeldy Road, Closeburn, Qld 4520



## House For Sale

Wednesday, 24 April 2024

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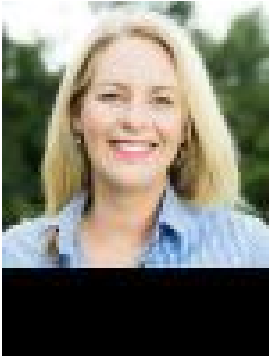
**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 6**

**Area: 2 m2**

**Type: House**



Ronni Grevell

## Contact Agent

At the end of a quiet country laneway... with direct access to pristine Cedar Creek, you will discover this idyllic country estate. A paradise for equine enthusiasts, the meticulously manicured paddocks and exceptional infrastructure combine to form an Estate of unrivalled beauty. Positioned to capture majestic rural views with its north-east orientation, this home combines modern design with country charm. The open plan kitchen features a spacious island breakfast bar, luxurious Caesarstone countertops, and custom cabinetry. High-end appliances including an Oliveri sink, Ilve 5 burner gas cooktop and extraction system, as well as a St George oven, makes meal prep a joy. A spacious walk-in pantry adds functionality, while the connection to the dining, living and alfresco areas amplifies the overall luxury of the space. Expansive use of windows and stacker doors effortlessly connect indoor and outdoor spaces for easy entertaining. Enjoy year-round comfort as you soak up the stunning views and relax by the luxe in-ground pool, including heated spa and pool pavilion. Maintained to the highest standard, this property showcases recently refurbished character outbuildings, including the original barn shed built in 1914, stable, tack room, and wash bay. With a fenced, grass riding arena, three paddocks, and access to scenic riding trails along the banks of Cedar Creek, this property is ideal for horse lovers. An impressive, diverse irrigation system with water sourced from Cedar Creek helps maintain the properties lush appearance year-round. Ideally located a short 6-minute drive from Samford Village, 45 minutes from Brisbane CBD, and 38 minutes from Brisbane Airport, this home presents a unique opportunity for those wishing to acquire one of Samford's finest properties.

**Key Features:**

- Elegant country estate on 7 lush acres
- Breathtaking North-easterly views
- Country kitchen with Caesarstone surfaces, island breakfast bar, and high-end appliances
- Luxurious king-size master suite with breathtaking views, expansive ensuite, and walk-in robe
- Three additional Queen-sized bedrooms with tranquil country views, built-in robes and study desks
- Daiken Ducted Air-conditioning with 8 zones | Split system Daikin air-conditioner in garage
- Established low-maintenance landscaping and gardens with automated irrigation system
- Water licence to pump from Cedar Creek combined with header tank and irrigation/pumping system
- Adventure play fort including swing, climbing wall and slide
- Refurbished historic barn with parking for 4 vehicles (boat / horse float /trailer, etc.)
- Fenced 70 x 25m grass arena with three paddocks, stable, wash bay and lockable tack room
- Access to scenic horse-riding trails along Cedar Creek

Inspection Brochure available on request

**Disclaimer:** While every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.