

# 6 Equestrian Court, Highvale, Qld 4520

## House For Sale

Friday, 10 May 2024



6 Equestrian Court, Highvale, Qld 4520

Bedrooms: 5

Bathrooms: 2

Parkings: 4

Area: 4002 m2

Type: House



Karyn Neil  
0421011540



Wes McGregor

## FOR SALE

Equestrian Court - a sought after cul-de-sac in the gorgeous suburb of Highvale. This is a home that's all about family with an emphasis on ease of living. A beautiful home in a prestigious location, its leafy setting and low maintenance design offers more convenience, less stress and comfortable style to boot. The surrounding properties are all occupied by long term residents - in fact this is the very first opportunity to buy in this tightly held location in over 8 years.

**FEATURES INCLUDE:** Separate lounge or rumpus room Open plan family room & meals area Solar Power (SMA inverter) High ceilings Detailed cornicing Daikin ducted zoned air-conditioning Vacuum-maid An abundance of storage throughout Built-in study Plantation shutters Quality stainless steel security screens on all doors and windows Stainless steel gutter guard Large double garage with internal access Powered 'American barn' style shed with mezzanine level Level off street parking for caravan/boat plus additional vehicles Landscaped gardens Lemon trees, passionfruit, grapevine & dragonfruit Raised vegetable gardens x 3 New carpet Insulated ceiling En-suite featuring large shower with dual shower roses, vanity with dual basins, spa-bath & separate toilet Family bathroom with separate toilet Ceiling fans throughout Compliant smoke alarms Exterior sensor lighting Neutral colours through-out Solar heated in-ground swimming pool with current pool safety certificate Entertainment area/ground level deck under main roof, plus paved entertainment area Town water 22,000 litre rain-water tank, connected to garden irrigation system Quiet cul-de-sac location Fantastic neighbours

**PRICE** Please note this property is being sold without a price so we are unable to give you a price guide. A detailed report of recent sales in the area is available on request.

**FOR SALE** Any offers received this weekend will be responded to after the close of business on Monday 13th May.

**BUILDING AND PEST INSPECTION REPORT** Available on request

**LAND VALUE** Current land value \$660,000 increasing to \$990,000 from 30 June 2024\*\*source Department of Resources Land valuation notice

**LOCATION HIGHLIGHTS** Super quiet location in a small cul-de-sac Just a short walk to Samford Showgrounds

**INTERNET** This property is connected to the NBN - (FTTC) NBN full fibre is available according to nbnc.com.au

**RENT** This property has been assessed by our property management team and would rent in the current market for approximately \$1,400 to \$1,500 per week

**SCHOOL CATCHMENTS** Samford State Primary School Ferny Grove State High School

**BUS TRANSPORT** Walk approximately 1 km to bus stop at Samford Showgrounds - catch bus to Ferny Grove Train Station - (route 399). Bus to Samford State primary and Ferny Grove State High School (bus 15) also leaves from here

**Disclaimer:** All information contained herein including the floor plan is gathered from sources we believe to be reliable, however, we can not guarantee its accuracy and interested persons should rely on their own enquiries.