

**9 Angshelle Court, Samford Valley, Qld 4520**

**House For Sale**

Wednesday, 31 January 2024



9 Angshelle Court, Samford Valley, Qld 4520

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Area: 1 m2**

**Type: House**



Brett Crompton  
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Leanne Sinclair  
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## For Sale

Located in the exclusive River Park Estate capturing superb panoramic views, stands a celebration of contemporary excellence in design and Masterbuilt craftsmanship. This masterpiece is situated in a quiet cul-de-sac and takes full advantage of the absolute serenity and complete privacy as soon as you enter the front door. Set across 3 stunning levels and boasting 455m<sup>2</sup> of sleek, free-flowing interiors and multiple covered entertaining areas elevated by natural timbers, burnished concrete floors, feature glass walls, elegant bespoke lighting, and premium quality appliances, this unique residence offers a rare opportunity to purchase one of Samford Valley's finest acreage homes which is being offered to the market for the very first time. This magnificent home is perfectly positioned to capture the gentle breezes and evergreen mountain ranges. This 3.41 town water acre block of land is one of a kind offering a large dam designed and constructed by a commercial ecologist as an aquaculture environment. It has native turtles and rare birds and two families of ducks and is perfect for swimming and paddleboarding. Not only that, you also have over 150 metres of private access to the South Pine River and walking/horse trails. It is the perfect environment for running horses and the kids to explore. Enjoy entertaining or relaxing all year round and take advantage of all the hard work and the perfect design the current owners have achieved. Whether it's enjoying the heated pool, embracing the views with the option of indoor or outdoor open fireplace or hosting a family lunch/dinner, the options are endless.

**The Residence Brief:-** Master built home by fourth generation builder- 4 bedrooms plus media/5 bedrooms (with murphy bed). - 3 quality bathrooms.- 2.7 metre ceilings upstairs & downstairs- All timber construction completed onsite (no pre-fab), all framing and engineering timbers treated for termite prevention- Landscape architecture with extensive Sandstone terraced gardens, entertaining fire pit and your very own golf putting green - Architecturally designed for absolute privacy. You can't see another home once you enter through the front door, where you take in uninterrupted mountain views- Entertainers kitchen in striking monochrome and rosewood timber features, 900mm induction cooktop, double ovens, large bench spaces, dishwasher, huge amount of storage, Zip water tap with boiling, cold and sparkling water, stone finishes and a butler's pantry. - Burnished, dark grey polished concrete floors for easy maintenance- High ceilings throughout, square set to ground floor- Multiple entertaining areas so there's space in all weather- Undercover and protected gym space- Feature timbers all in cedar, oversized windows and doors from local manufacturer Woodworkers- Vast natural light for all living areas and master bedroom- Office as optional fifth bedroom, with murphy bed and access to an ensuite bathroom- NBN connected to the residence- Bathrooms all in natural stone (Basalt/Bluestone)- Sandstone feature walls to entry and double height dual way open fireplace- Ducted air conditioning throughout- Designed with option of converting to granny flat, with provision made for internal access to house through pantry

**Grounds:-** 3 phase power- Surround sound wired inside and outdoor entertaining area, with HDMI and television points.- Large dam, professionally designed and constructed by a commercial ecologist as an aquaculture environment- Heated concrete saltwater pool and economical heat pump powered by solar- Outdoor toilet in pool area- Brand new large 12kw(approx.) solar panels and Solar Edge Energy Hub inverter ready to install solar battery, installed by reputable Springers Solar- 6x6 Titan shed, no power (not council approved)- Access by 2wd to large paddock - Fully fenced yard for dogs- Mature fruit trees including lime, grapefruit, passionfruit, bananas, cassava/tapioca, mangos, apples and berries- Mature succulent and Cacti garden beds- Plumbing and power to outdoor entertaining area

**Important distances:-** Samford State School 6.5 km- Samford Valley Steiner School 8.5 km- Ferny Grove Station 14.4 km- CBD 28.3 km- Brisbane Airport 28.2 km Home is where the heart is and this residence has it all, don't delay your inspection to secure one of Samford Valleys finest!