

# 9 Woodview Street, Samford Valley, Qld 4520



## House For Sale

Saturday, 28 October 2023

9 Woodview Street, Samford Valley, Qld 4520

Bedrooms: 5

Bathrooms: 3

Parkings: 5

Area: 6000 m2

Type: House



Michael Spillane

## For Sale Now

Situated on a magnificent elevated 6000m<sup>2</sup> allotment just outside Samford Village, you'll find the heavenly haven of 9 Woodview Street. Offering the utmost in privacy that incorporates the sprawling low-set brick home, a separate Granny flat, pool, sheds and rolling green grassy hills, you'll realise the unique opportunity of finding such a property at a price point that's very affordable for Samford Valley. Before you even step foot inside this magnificent double cavity brick, ranch-style family home, you will be blown away by just how incredibly useable this block truly is - a true rarity with such an elevated position. Make your way up the full cement driveway to the residence that is set at the top of the hill and quite a long way back from the street - the ideal position for privacy, cool breezes and picturesque mountain views. Offering ultimate tradition with a full covered bull nose wrap-around veranda, this classic family home is oozing country-charm. Make your way to the stunning timber and stained-glass front door - the perfect symbol of just how delightful this 'Builders' own' country home truly is. 'Charming' feels like the perfect word to describe this beautiful home as the current owners are looking to downsize, it is '9 Woodview's' first time to market and the seller is a well-known local builder and has lovingly occupied this home for many years - a home that has been truly cherished, a fact evident at every turn. A trend that has made its way back around (a well desired feature for a modern home) is the 'sunken lounge' - this is an enormous space that is currently utilised as exactly that, however, could very easily be transformed into an impressive 'Theatre room' or a trendy sitting area. Conveniently adjoining this space is the formal dining area...a true 'Victorian' feel with carpet, traditional window finishings and antique light coverings - a space that exudes warmth and homeliness and is particularly inviting. Before you head much further into the abode, you will notice the appropriately placed separate office - a good distance from the remaining rooms within the house making it an ideal space to allow for peace and quiet to ensure a productive 'work from home' day if need be. Head back towards the formal entry way and you will notice the long hallway leads you to three spacious family bedrooms...all with built-in robes and ceiling fans. Located in this vicinity is the family bathroom, offering a sleek floating vanity, a separate shower, a bath and a toilet - conveniently servicing the three bedrooms, perfect for the children to share or for guests to utilize. There is also plenty of storage space with two well located linen cupboards. Continue down a little further into the house and you will come across the very exquisite private master suite which features a good-sized walk-in robe, a pleasant ensuite with large shower, a toilet, a heat lamp and a lovely vanity. There's also an enormous laundry with plenty of cupboard space and an external paved area that leads you directly to the clothesline. Wow your guests with the magnificent family room...a space that is truly memorable and offers stunning original slate tiles, built-in seating with storage fitted underneath and a wet bar. This tasteful space even comes equipped with a very impressive 'Herron & Sons' made Billiard table that the sellers are happy to leave for the new owners to enjoy for many years to come. Traditional rooms like this are hard to find and certainly present a standout feature of this incredible property. Make your way out of the family room and into an additional casual living area that's located directly next to the kitchen making it a perfect space to catch up with family or keep a close eye on the kids whilst preparing a meal. Speaking of the kitchen, you will admire the stunning 40mm granite bench tops, the sleek 2-PAC cabinetry, a good-sized built-in pantry, European appliances including a Bosch dishwasher and oven, an electric cooktop with a tiled splash back, and best of all sweeping views of your land - what a dream! Believe it or not this same area even contains an additional dining nook that's ideally situated right next to a window, the perfect spot to enjoy those magnificent mountain views while enjoying a meal or simply appreciating a quiet moment to yourself to read a book. It is now time to make your way outside, and if you know Samford Valley, you will know the picture-perfect scenery to be one of the main drawing factors and 9 Woodview is the prime example of this. Just outside of the kitchen that's beyond the glass sliding doors, you'll discover the rear pergola area fitted out with a handy servery. This practical space lies adjacent to the self-cleaning, sparkling saltwater and pebble-crete in-ground swimming pool that features a fantastic shade sail for the ultimate way to shield you from the sun. This enormous 9 x 4.5 metre pool holds 60,000 litres and is surrounded by tropical plantings that will make you feel like you're at a beachside destination even though you're right at home. Beyond the pool and separated by ample flowing grassy space, there's an orchard that's filled with an abundance of citrus trees (you'll even find a custard apple tree - Yum!) As you meander your way around this incredibly useable block of land, you'll find a wonderfully cut pad that's perfect for a championship-sized tennis court or turn it into a dressage ring if your kids are into ponies or horses. Got a boat or a caravan? Not only is there a two-car garage located up at the house but incredibly not one and not two...but three - huge sheds! The first is 8 x 4 metres with extra height making it the perfect size for housing a caravan. The second offers 2-bay access or provides ample space to create your very own building workshop

whilst the third is the perfect garden shed. As we are nearing the end of this privately set, character filled family residence that simply oozes country-charm you will arrive at the fully self-contained granny flat that's set back from the house and joined simply by an under-roof passageway - fitted out with a kitchenette, full bathroom (with shower, toilet, vanity and a heat lamp) and a spacious studio room/ living area. If a family member doesn't instantly want to claim residency (which would be a surprise if they didn't), this space offers great potential for generating a second income, hosting Airbnb guests or even setting up a home-based business. With so much to offer and ample potential to renovate and modernise, this amazing property is bound to attract those that have an eye for quality and potential – Be Quick!

A summary of features include:

- Builders' own double cavity brick low-set residence
- 6000m<sup>2</sup> allotment that exudes privacy and rolling green hills and sweeping mountain views
- Stunning stained glass and timber front door
- Tiles and carpet throughout
- A bespoke kitchen with ample cupboard space, 40mm granite bench tops, 2-Pac cabinetry, a built-in pantry, European appliances including a Bosch dishwasher and oven and an electric cooktop with a tiled splash back
- An array of living area options including the formal dining and sunken lounge areas, the casual living area off the kitchen, the sitting area that encapsulates the views and the impressive family room with a billiard table
- Fully paved and undercover wrap around bull-nose veranda including the rear pergola with servery from the kitchen
- Four spacious bedrooms including three generously sized family bedrooms with built-in robes and a palatial master suite with a good-sized walk-in robe and a fabulous ensuite
- One conveniently located family bathroom with a separate bath, shower, neat vanity and a toilet
- Huge laundry with oodles of cupboard space and direct access outside with a paved walkway leading to the clothesline
- Two linen cupboards
- Some windows are tinted
- Self-contained Granny flat with studio/ living space, a kitchenette and a bathroom that offers a shower, toilet, vanity and a heat lamp
- A self-cleaning salt water/pebble-crete 60,000 litre in-ground swimming pool with a large shade sail cover
- Three large sheds including the perfect shed for a caravan that's 8 x 4 metres in size, a double bay shed and a handy garden shed for all of your lawn maintenance equipment
- Double garage at the main residence
- Private sewage treatment plant
- Large rainwater tanks
- Town water
- Flattened area that's purposely constructed for a championship sized tennis court or perhaps a dressage arena
- Loads of useable grassy land
- Established gardens
- Beautiful abundant orchard filled with citrus trees and a custard apple tree
- Whirlybirds on the Colorbond roof that's been recently replaced as well as new guttering
- Located only a few minutes' drive from the heart of Samford Village
- Only a little more than 30 minutes to the Brisbane CBD or airport

This is a truly superb property that provides every conceivable feature on a block that's simply magic...and astute buyers will be quick to recognise the value and act quickly – Don't delay!

The Michael Spillane Team' is best contacted on 0414 249 947 to answer your questions.