



ZION

Luxurious hilltop estate

- Stunning views to Mt Samson
- 200 m2 separate cottage
- 2 grand living spaces with soaring 8m ceilings
- 12.8 ha of land
- Rental income opportunity from the cottage
- 3 fully fenced paddocks, cattle optional
- 6 star energy rated building
- 10 minutes to Samford
- 35 minutes to Brisbane CBD

Venture through the automatic gates to this magnificent, secluded estate and you will be overwhelmed by the extraordinary amenities this hilltop property affords its owners and guests. Three buildings, totaling more than 1,050 square metres, are thoughtfully positioned amongst 32 acres of secluded, fully-fenced hilltop estate, with spectacular views across the valley below and beyond to Mt Samson.

The Main House: Zion has been lovingly constructed to maximise its desirable elevated position. Beautiful landscaped gardens envelope the home and direct your eyes toward its superb north westerly aspect. Upon entry into the main foyer, an abundance of natural light welcomes you and sweeps through the open-plan living spaces and bedrooms throughout the day. With top quality Vantage window frames and sashless 2.4m windows, Zion benefits from a beautiful cross breeze design.

With approximately 770 m² of superior living space, this contemporary home, boasting 5 spacious bedrooms, a master suite including a private

Price Expressions of interest Main House: 2 5 4 3 Cottage: 2 3 2 12.8 ha

For more information or to arrange an inspection please call Nicolette van Wijngaarden
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ensuite and walk-in robe, and a separate 80 m² 3 car garage, will certainly impress.

The two central living areas are epic in scale with soaring 8 metre cathedral ceilings. The open-plan layout and distinctive design offers privacy to unwind and relax, whether beside one of the brick fireplaces, out in the undercover Alfresco or in the upstairs loft. Ideal for families or those who enjoy entertaining - the modern kitchen, with its sleek lines, minimalist design and induction cooktop, makes cooking and entertaining a real pleasure.

The Cottage: Perfectly positioned for privacy, yet close enough to the main residence, is this stylish guest cottage. With 3 generous sized bedrooms and 2 modern bathrooms, it's ideal for guests or extended family. This

cottage is currently leased at \$1,838 per month. A terrific investment opportunity or keep it as a retreat for visitors.

Whilst ensuring absolute serenity and privacy this unique estate is conveniently located just 10 minutes from the idyllic village community of Samford, where there are a selection of specialty shops, schools and street cafes and Sunshine Coast beaches are less than 1 hour away. There is also public transport within driving distance, with direct links to many of Brisbane's private and public schools. With a drive time of only 35 minutes to Brisbane CBD, Zion is perfectly positioned to commute to city work or enjoy an evening in the CBD and still be able to drive home to the countryside.



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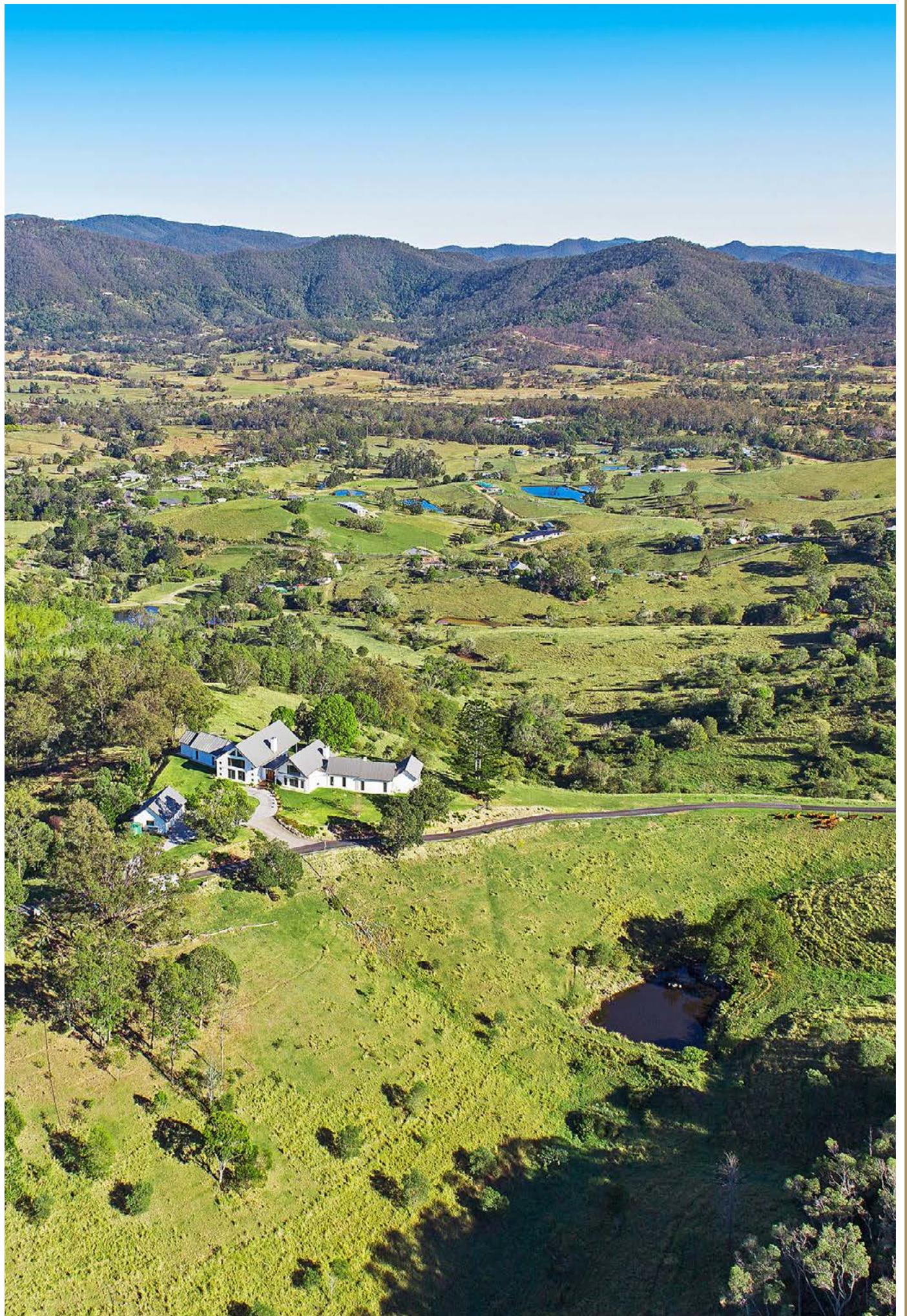












THE COTTAGE





PROPERTY FACT SHEET

| | | |
|--------------------------------|---|------------------|
| Aspect: | North Westerly | |
| Views: | Valley views towards Mt Samson | |
| Height above sea level: | 173mtr | |
| Coordinates: | 27° 18'10.16" S | 152° 52'03.49" E |
| Zoning: | Rural | |
| House Size: | 770 m ² , 850m ² inc garage | |
| Guest House: | Separate 200 m ² granny flat | |
| Year Built: | 2010 | |
| Outbuildings: | 3 car garage | |
| Water Supply: | 3 x 22,000 litre tanks & irrigation tank | |
| Power: | Mains and solar with heat pump hot water system | |
| Insulation: | 6 star energy rated building, 280mm thick outside walls with unique insulation methods used | |
| Near Schools: | Nudgee College, St Paul's Terrace, Genesis Christian College, Brisbane Boy's College, Stuartholme School, Somerville House, The Lakes College, Yarranlea Primary School, St Andrew's School & St Joseph's Primary School. | |
| Nearest University: | University of Queensland, Australian Catholic University Brisbane, Central Queensland University, Griffith University, Queensland University of Technology & James Cook University. | |

LOT 6, 753 CLEAR MOUNTAIN ROAD, CLEAR MOUNTAIN, QLD



Boundary is approximate area only

LOCATION MAP



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