



5 Victor Russell Drive, Samford Valley, QLD

The Perfect Horse Property?

The phone enquiry code for this property is - 2630

4 2 14

A beautiful 5-acre lifestyle property is ready and waiting for you in the idyllic Samford Valley.

Situated on top of a gently rising hill, the property enjoys enviable views North towards Mount Nebo and Mount Mee.

This is a well laid out 3-bedroom, 1-study, 2-bathroom family home with pool and plenty of space to expand (STCC) depending on your needs. The current owner has overseen extensive renovations and improvements across the property over the past 4 years to create a very loveable, low-maintenance property.

For those with equestrian interests, the property features an Olympic size, floodlit dressage arena (60 m x 20 m), numerous fenced and electrified yards, most with plumbed troughs and a 2-box stable with attached kitchen, tack storage and wash bay, including hot water.

There is also a 140 square metre, 8-car garage with drive-through access. The garage roof is insulated and 3-phase power has been reticulated throughout, along with external lighting and a TV antenna.

The property benefits from a 15 kW solar system, significantly reducing (or in some cases eliminating) power bills. The system is compatible and ready for a battery to be connected.

Over 100,000 litres of water is captured over the property, in 3 rainwater tanks, with further water available (irrigation only) from the large dam on the property.

The entire property is dog fenced, and includes electronic gates with remotes.

A complete list of improvements can be provided upon request.

Price: Offers over \$1,700,000

Price Amendments:

Contact: James Bowman

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View more photos & details online:
www.SaleByHomeOwner.com.au

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