



12 Brushwood Crt SAMFORD VALLEY, QLD



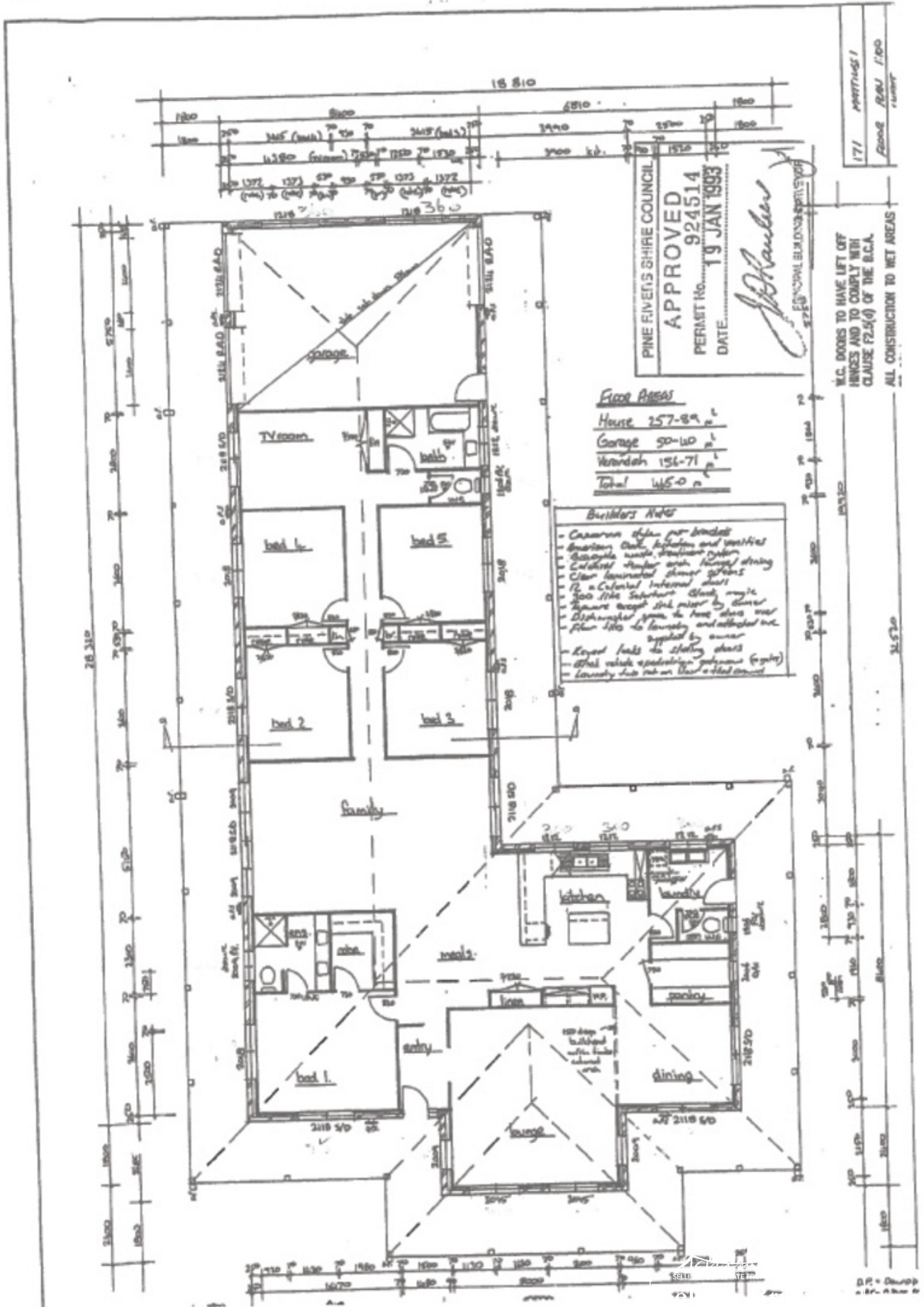
'Brushwood Beauty' Private and Elevated 5+ bed Brick Colonial Offering Sweeping

Situated on sought after Brushwood Drive this stunning colonial family home is only 4 minutes to Samford Village. Designed to enjoy the elevated position and set on 1 town water acres; the award winning gardens offers an explosion of colour year round from the ever flowering shrubs and easy care lawns all welcoming the 180 degree mountain views. The use of glass helps bring the outdoors in and encourages the feeling of privacy & nature in every room.

Brief:

- 5 Bedrooms plus separate study/TV area
- 15x6m shed with power

Other features of the property include 15x6m shed with power (providing an additional 2 lo



PINE RIVERS SHIRE COUNCIL
APPROVED
 PERMIT No. 924514
 DATE 19 JAN 1993
J. Hawley

Floor Areas

House	257-89 m ²
Garage	50-10 m ²
Verandah	156-71 m ²
Total	465-0 m²

- Builder's Note**
- Casement style for windows
 - American Oak kitchen and vanities
 - Recycle water treatment system
 - Coloured timber floor (living/dining)
 - Clear laminated floor (bedrooms)
 - 12 x Coloured internal doors
 - 300 litre Suburban black magic
 - Square except for mirror by owner
 - Dishwasher zone to have also over floor into the laundry and attached one supplied by owner
 - Level beds to sliding doors
 - Other inside appliances (fridge)
 - Laundry has not on floor + tiled cement

W.C. DOORS TO HAVE LEFT OFF
 FINISHES AND TO COMPLY WITH
 CLAUSE 72.5(4) OF THE B.C.A.
 ALL CONSTRUCTION TO NET AREAS

171 APARTMENTS /
 FLOOR PLAN 1/80
 NUMBER