



12 Brushwood Crt SAMFORD VALLEY, QLD

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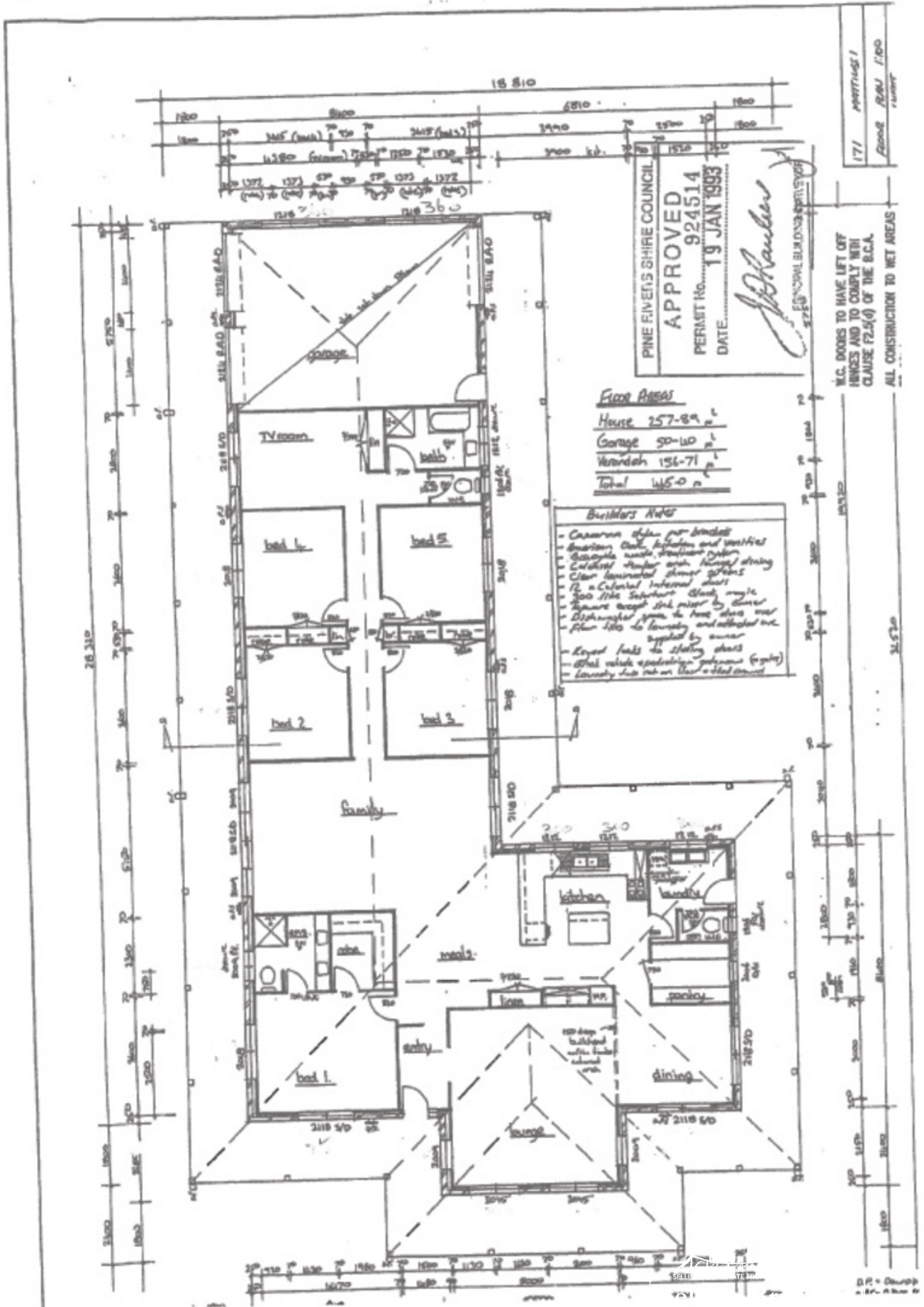
'Brushwood Beauty' Private and Elevated 5+ bed Brick Colonial Offering Sweeping

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. H. H. H.

Floor Areas

House	257-89 m ²
Garage	50-100 m ²
Verandah	156-71 m ²
Total	465-0 m²

- Builder's Notes**
- Casuarina style for brackets
 - American Oak kitchen and vanities
 - Acrylic under treatment system
 - Coloured timber floor (living/dining)
 - Clear laminated glass screens
 - 12 x Coloured internal doors
 - 300 x 150 x 25mm Black acrylic
 - Square except sink mixer by owner
 - Dishwasher space to have sink over
 - Floor tiles to laundry and attached area
 - supplied by owner
 - Keyed locks to sliding doors
 - 100 deep built-in white kitchen island unit
 - Laundry door not on floor + tiled around

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

D.P. = Downspout
 R.P. = Rain Pipe