



2 Sovereign Way SAMFORD VALLEY, QLD



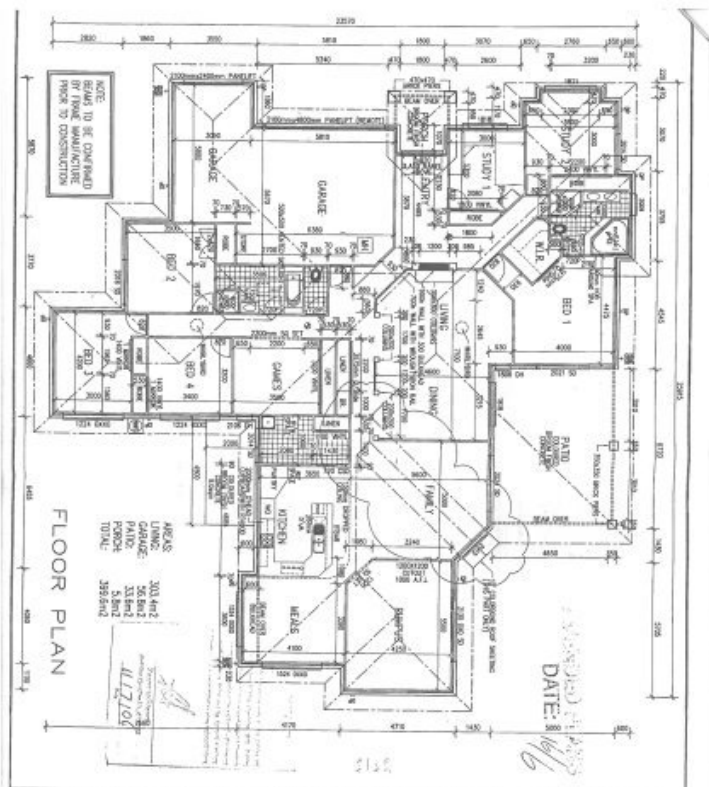
**Buy in Royal Estate at 2008 prices -  
 400m2 Residence on a level 2.5 acres -  
 Walk**

Have you ever wanted to say 'I bought it at a price under what they can replace it for.' This 6 bedroom home is the one; move straight in or rent. Recently reduced by \$50,000 and with the last site (land) valuation listed at \$570,000 this home represents outstanding value.

Offering excellent potential for long term return, with a property never being this affordable in Samford Royal estate.

Brief.

- Situated in sought after Royal Estates on a level 2.5 useable acres
  - Separate theatre/media room
- The large outdoor entertainment area is large enough to catering for large family function



<b>Garbler</b> <b>4Homes</b> BRISBANE PTY LTD	
<b>HOUSE OFFICE</b> 10/1100 10/1100	<b>DATE:</b> 16/9
<b>DISCLAIMER</b> THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. THE DESIGNER ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS. THE BUYER SHOULD CONSULT A PROFESSIONAL ARCHITECT FOR A DETAILED DESIGN AND SPECIFICATIONS.	
<b>GENERAL INFORMATION</b> PROJECT NO: 10/1100 SCALE: 1:100 SHEET: 03B - SLABERS DATE: 16/9	
<b>AREAS</b> LIVING: 20.04m <sup>2</sup> DINING: 26.84m <sup>2</sup> KITCHEN: 21.58m <sup>2</sup> PORCH: 5.84m <sup>2</sup> TOTAL: 74.30m <sup>2</sup>	
<b>ADDRESS</b> HOLLYWOOD 23 - MOORFIS	
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