



21 Woods Road
Closeburn

3	2	7
Bed	Bath	Car
Land 5.3Ac		

McGrath

Property Overview

Nestled in a peaceful pocket of Closeburn, this lifestyle retreat spans 5.3 acres of flat, fully usable land, complete with a spring-fed dam and bore water supply. Perfect for horse enthusiasts, hobby farmers, or families seeking a serene acreage lifestyle just minutes from Samford Village, this property offers the ideal entry-level country escape.

The renovated three-bedroom home blends countryside tranquillity with modern living. Inside, polished timber floors, casement windows, and a wood-burning fireplace create warmth and character, while the contemporary kitchen, featuring stone benchtops, gas cooking, and a convenient servery window, is perfect for entertaining.

- 5.3 acres of flat, fenced land with a spring-fed dam and bore servicing all outdoor taps
- Renovated high-set timber home with timber floors, casement windows, fireplace & air-conditioning
- Contemporary kitchen with stone benchtops, gas cooking, gold hardware & servery window
- Designer bathroom with freestanding tub, double floating vanity & statement tiling
- Open-plan living & dining flowing to full-length entertaining deck with scenic outlook
- Outdoor courtyard with firepit, jasminoide covered arbour & wood-fired pizza oven
- Lower-level laundry/mudroom, second bathroom & multipurpose room with air-conditioning
- 12m x 7m powered shed plus 6m x 4m shed with stable & tack room
- Fencing, run-in shelter, and layout suitable for horses or livestock
- Chicken run, 15 fruit trees, rainwater tanks (50,000L house + 15,000L shed)
- Two-car carport plus under-house garage with storage for two more vehicles
- 6kW solar panel system (approx. 3 years old) & instant gas hot water
- NBN connection & an easy walk to the local school bus stop
- 7 mins to Samford Village, 15 mins to Ferny Grove Station, 45 mins to Brisbane CBD/Airport



Feature Overview

Whether you're accommodating a growing family or seeking space for animals and hobbies, every feature of this home delivers - from its established horse and animal infrastructure to its family-friendly easy modern interior. With room to expand, relax, and thrive, this property brings together function, freedom, and the ultimate rural lifestyle.



Easy Family Living

3 bedrooms and 2 bathrooms, plus a study and workshop, provide flexible spaces for modern family life.



Thoughtful Renovations

A newly renovated kitchen, family bathroom, laundry, study and mud room provide a modern move-in-ready house.



Airconditioning & Fans

Ceiling fans throughout with reverse cycle air-conditioning in living areas and two bedrooms



Multiple Heat Sources

A wood-burning fireplace creates a cozy hub for winter evenings



Equine & Hobby Haven

Paddocked flat land with a powered shed, tack room, stable, and run-in shelter perfect for horses or hobby farming.



Fully Useable Flat Land

5.3 acres of prime flat fully useable land thoughtfully divided into paddocks.



Ample Water Supply

50,000L water tank supply for the home and 15,000L water tank for the shed as well as bore water,



Fully Fenced

Fully fenced with gated paddocks and a pet or child friendly house paddock with dog-fencing throughout.



North-Eastern Aspect

Home and entertaining areas orient to the north-east, capturing natural light and breezes



Multiple Sheds

12x7m colourbond shed with concrete slab and power & a 6x4m stable and tack room.



Grid, Solar & Battery

6kW solar panels recently installed 3 years ago.



Sustainable Sewerage

Septic system for off grid sustainable sewerage



Wireless NBN

Connected to fast, reliable wireless NBN, ideal for remote work or streaming



Reduced Bills

Sustainable upgrades to power, water, and waste keep operational costs low



Spring Fed Dam & Healthy Pasture

Perfect for livestock, irrigation, or simply enjoying the natural rural setting



Multiple Car Storage

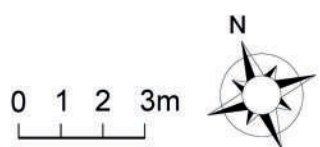
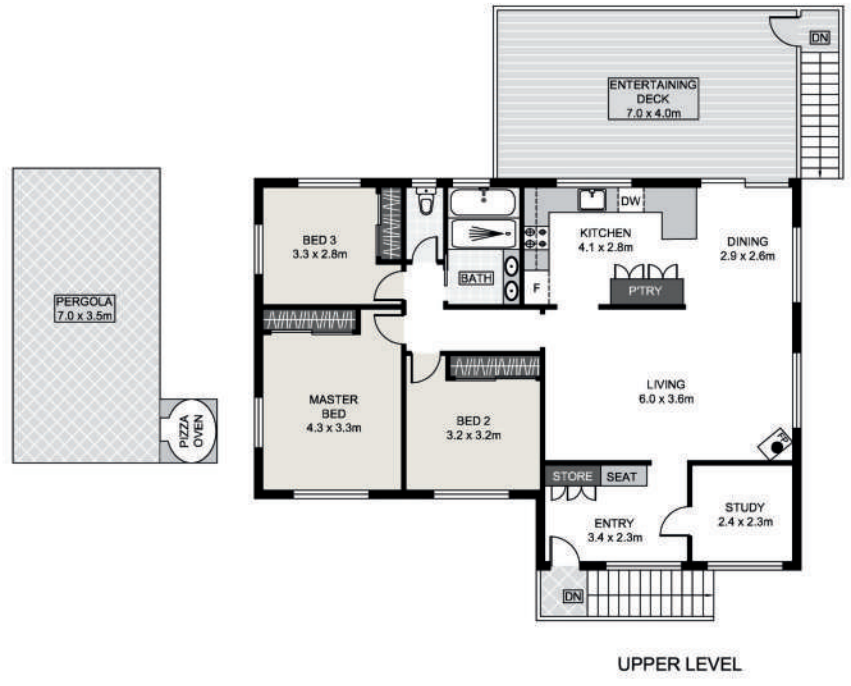
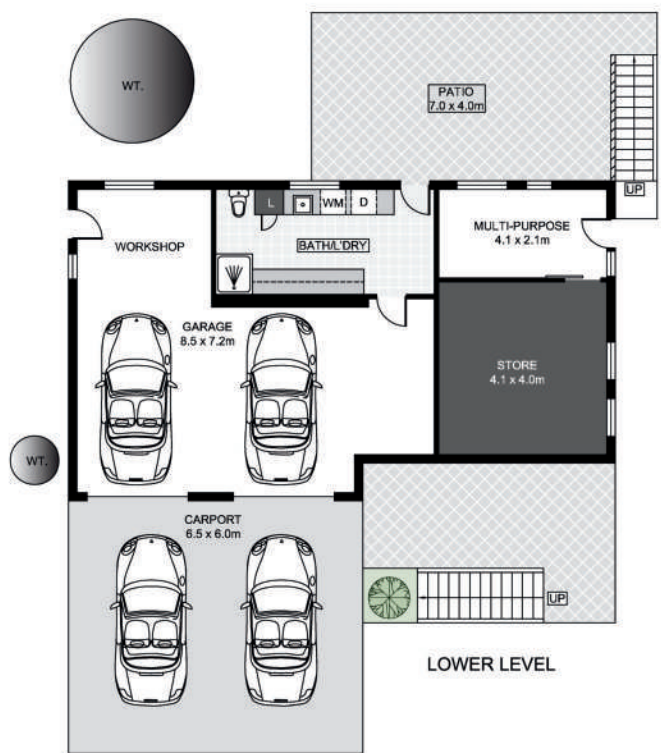
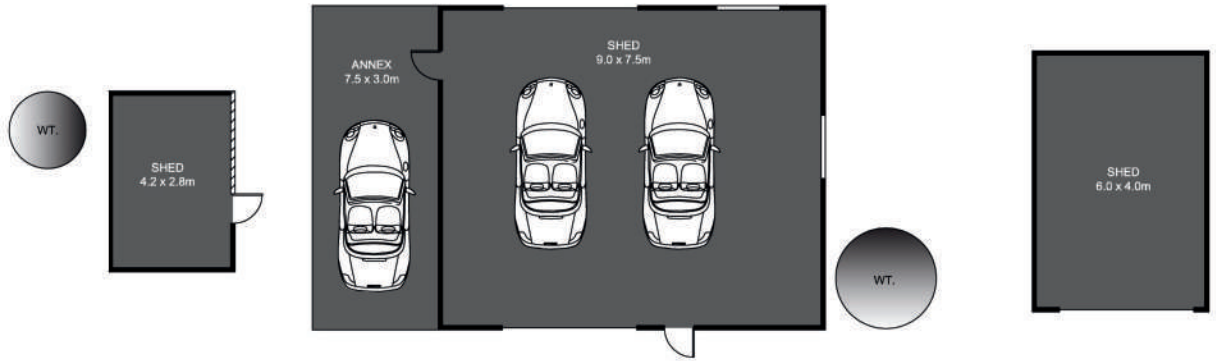
Ample storage for car enthusiasts or multiple-car families.



The Home

- Constructed in the 1970s and lovingly renovated in the last 4 years
- Thoughtful upgrades include exterior house painting, a new kitchen, a renovated bathroom, new laundry & additional bathroom, new entrance and new study
- Three Bedrooms, two bathrooms, two toilets and one study provide ample space and functionality for families
- Two level house that splits the living and sleeping areas from the functional areas of the laundry, connected 2 car garage and workshop
- Polished timber floors throughout with carpeted bedrooms for a softer feel
- Open-plan kitchen, dining, and living with seamless connection to an elevated outdoor deck overlooking the acreage
- Contemporary kitchen with a quartz bench top, Delonghi oven, gas cooktop and dishwasher and built-in storage with powerpoints
- Panoramic views of the acreage through a servery window allowing ease of alfresco dining on the deck
- A cosy living room directly connected to the kitchen with a wood-burning fireplace for cool cosy nights
- Multiple outdoor areas including the elevated alfresco dining deck, an arbour and tiled patio area with a wood-fire pizza oven and a firepit area
- Three bedrooms with in-built wardrobes directly adjacent to each other perfect for growing families
 - Two Queen-size bedrooms
 - One Double bedroom
- Ceiling fans throughout with reverse cycle air-condition to two bedrooms and the living area
- Internal spacious laundry on ground floor of property
- One designated study with ample space





- INT : 139.19m²
- EXT : 93.55m²
- PERGOLA : 24.50m²
- GARAGE/WORKSHOP : 44.96m²
- SHED/ANNEX : 126.83m²
- CARPORT : 42.01m²
- TOTAL : 471.04m²

Produced by Anki & Co for illustrative purposes only. Scale in metres, indicative only.
 Dimensions are approximate. Anki & Co cannot guarantee its accuracy and interested persons should rely on their own enquiries.

The Land

- 5.3 acres of flat, fully usable land ideal for families, horses, or livestock and hobby farming
- North-east orientation for natural light and passive seasonal comfort
- Fully fenced and divided into paddocks:
 - Dog-fenced house yard for pets and children
 - Three paddocks with split post and plain fences ideal for livestock or horses
 - Rear paddock ideal for rotational grazing with dam access for animals to bathe
- Maintained house paddock features:
 - Firepit area
 - Chook run
 - Patio tiled arbour entertaining area with wood-fire pizza oven
 - Established fruit trees of multiple delicious varieties:
 - Orange, apple, lime, lemon, mango, lychee, avocado, mulberry, fig, pomegranate, finger lime, sunrise lime, blood orange, kaffir lime., macadamia, mandarin
- Split and plain paddock fencing is suitable for livestock from sheep through to horses, with unsealed paddock access and gates throughout
- Onsite spring-fed dam supports livestock or garden irrigation
- Natural airflow and breezes enhance comfort and reduce heat load in warmer months
- Zoned Rural Residential (Moreton Bay City Council) — suitable for animal keeping, intensive horticulture or second dwelling (STCA)
- No known restrictive overlays with a flood-free home





SITE PLAN



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INT	: 139.19m ²
EXT	: 93.55m ²
PERGOLA	: 24.50m ²
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SHED/ANNEX	: 126.83m ²
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TOTAL	: 471.04m²

The Infrastructure

- Connected to mains electricity with reliable power supply as well as 6kW solar system installed in 2022 supporting reduced energy bills
- Two concrete above-ground water tanks providing 50,000L of water to the house with an additional 15,000L poly water tank attached to the shed, all tanks have new pumps installed in 2024
- Additional supply of bore water to supplement water tanks plumbed to exterior taps proximate to paddocks
- Septic tank provides efficient, off grid and eco-friendly waste management last pumped in 2024.
- Gas hot water system
- NBN Wireless connected for fast and reliable internet, supporting remote work and streaming
- A 12m x 7m powered garage/shed with carport awning, concrete slab and power can provide additional storage for 3 cars (2 covered, 1 under awning)
- Additional 6x4m shed with single stable and tack room
- Run-in shelter included for horses or animals
- Unsealed paddock and shed access for four-wheel drive vehicles



The Location

In a tranquil position, the property offers a rare blend of seclusion and convenience-perfectly located to Samford Village with local schools, shops, cafes, and lifestyle amenities nearby, all within a 45 minute reach of Brisbane's CBD.

Closeburn

Brisbane



Closeburn

Closeburn is the perfect blend of country charm and city convenience. Tucked away in the lush Samford Valley, this peaceful pocket of Moreton Bay offers sweeping green hills, wildlife at your doorstep, and a strong sense of community, all just 45 minutes from Brisbane CBD. Locals love Closeburn for its space and serenity and say it is ideal for horse enthusiasts, hobby farmers, and families who want room to roam while still being only a short drive to Samford Village for cafés, schools, and weekend markets.

Ferny Grove

Ferny Grove is a family-friendly suburb known for its leafy streets, excellent schools, and easy access to public transport. As the closest train station to Samford, Ferny Grove connects residents to Brisbane City in under 40 minutes, making it ideal for commuters seeking a relaxed country lifestyle with urban convenience. The suburb offers local shops, cafés, parks, and a popular community sports precinct, as well as access to nearby walking and cycling trails.

Samford Village

Samford is a peaceful township offering Creekside cafes, locally-run shops and recreational facilities. With countless hiking tracks and exciting playgrounds, there is something for everyone in Samford. The village organises events throughout the year including the Samford Show, Christmas on Main Street and Halloween trick-or-treat events.

Comparable Sales



3 Beds | 1 Baths | 3 Cars

944 Eatons Crossing Road
Draper

Sale price \$1,300,000
Land size 4.94 acres
Sale date June 2025



3 Beds | 2 Baths | 4 Cars

23 Vera Court
Samford Valley

Sale price \$1,500,000
Land size 5.19 acres
Sale date April 2025



4 Beds | 2 Baths | 2 Cars

17 Aberfeldy Road
Closeburn

Sale price \$1,560,000
Land size 5.25 acres
Sale date February 2025



4 Beds | 3 Baths | 3 Cars

31 Shannon Court
Closeburn

Sale price \$1,750,000
Land size 4.37 acres
Sale date January 2025

Seller Improvements

Over the past 4 years, the sellers have thoughtfully upgraded the home with a full kitchen renovation, exterior repainting, and a re-pointed roof. Sustainability and efficiency were enhanced with a 6kW solar system, while major interior upgrades in 2024 delivered a new main bathroom, ground floor bathroom, laundry, mudroom entry, and a dedicated home office completing a comprehensive list of practical and lifestyle-focused improvements.

Item	Year
Full house repaint	2021
Roof re-pointed	2021
Kitchen Fully Renovated	2021
6 kW Solar System	2021
Main Bathroom Renovated	2024
New Bathroom installed on ground floor	2024
Laundry Installed	2024
Mudroom/entry added and upgraded	2024
New Study/home office built	2024
New Water Tank Pumps installed	2024



Property Information

Land/Lot size	Lot 2 SURVEY PLAN 231957 - 5.3ac
Last sold	25/01/2018- \$751,000
Last renovated	2024
Direction the property faces	North-East
Is there access to gas	Bottled
Building & pest provided?	No
Any building approvals available?	Yes
When was the property built?	1970
Water rates	Non applicable
Council rates	TBC
Property type	House & Land
NBN connected?	Yes - Wireless NBN
Solar panels?	6kW solar system
Currently zoned	Rural Residential

Nearby Schools

- Mount Samson State School (6 mins)
- Samford State School (9 mins)
- Samford Valley Steiner School (12 mins)

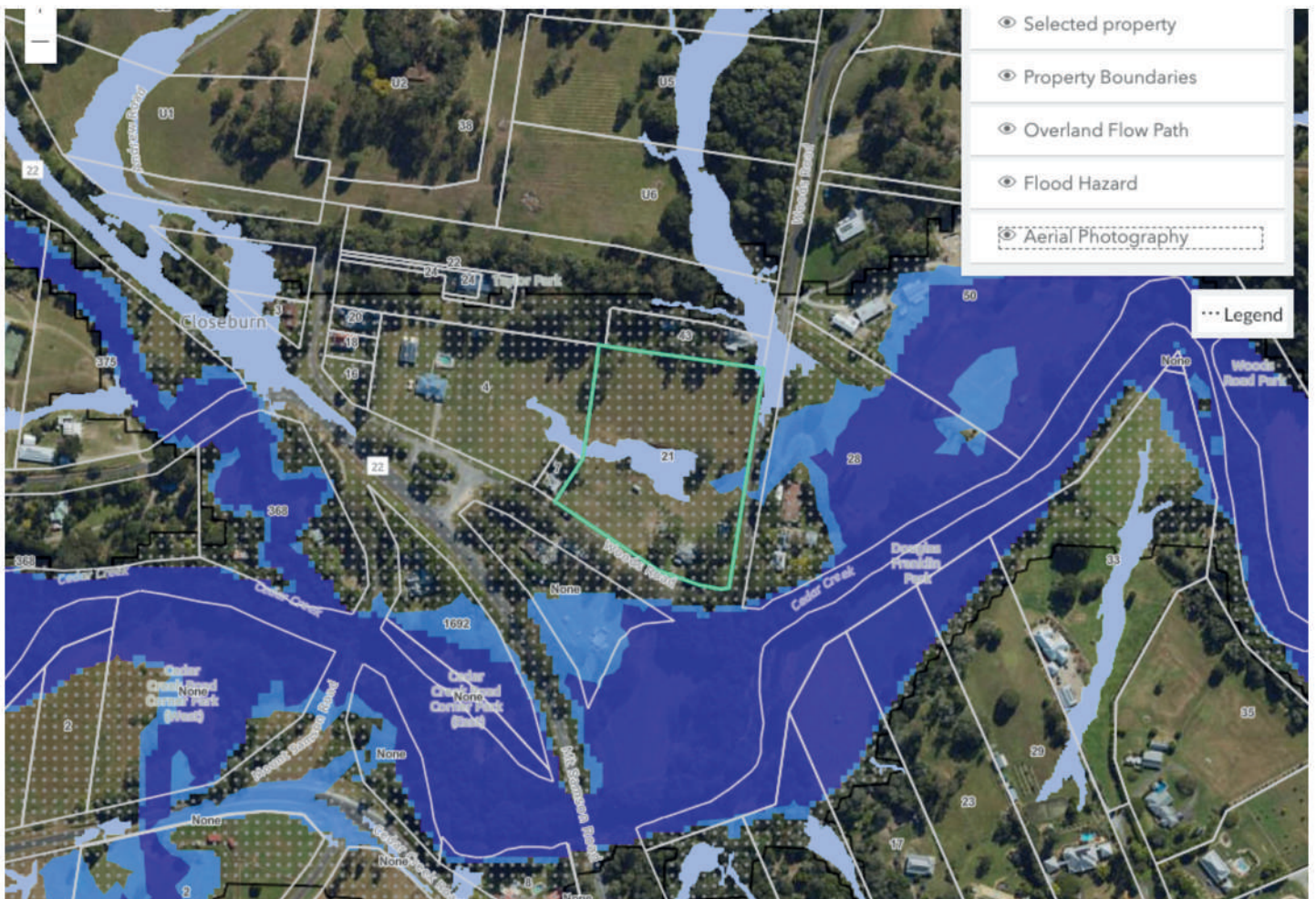
Additional Documents

- Building & Pest Report
- Seller Disclosure Documents

Environmental Overlay



Flood Hazard Map





Exclusive Selling Agent

Chelsea Pickering

0415 901 389



Sales Associate

Moira Mamet

0439 113 809

McGrath

McGrath Samford
2/10 Station Street
Samford Village QLD 4520
07 3289 4433
samford@mcgrath.com.au

