



125 Mayfield Road
Cedar Creek

4	3	2
Bed	Bath	Car

Land 5.8 acres

McGrath Samford



Property Overview

Nestled in a quiet pocket of Cedar Creek, accessed via Mount O'Reilly Road through Samford Valley, this elevated acreage retreat combines privacy, convenience and breath-taking natural beauty. Enjoying a prized north-eastly aspect, this flexible family home welcomes cooling mountain breezes and uninterrupted views across rolling hills, hidden valleys and the striking D'Aguilar mountain range.

Designed to evolve with family life, this versatile home reveals a spacious and flexible floorplan, where multiple living zones balance connection, retreat and functionality with ease. Expansive glazing and seamless indoor-outdoor integration invite the landscape in, creating a constant connection to the stunning surrounds.

- Elevated 5.8-acre holding with prized north-east aspect and sweeping D'Aguilar Range views
- Privately positioned on a quiet no-through road in a tightly held Cedar Creek pocket
- Spacious and flexible two-level family home designed for evolving and multi-generational living
- Four-bedroom layout including a luxurious master retreat with verandah access and elevated outlook
- Three bathrooms, including ensuite to master and a well-positioned downstairs bathroom ideal for entertaining
- Multiple living zones providing excellent separation, functionality and versatility
- Light-filled open plan living with seamless indoor-outdoor integration and expansive glazing
- Entertainer's kitchen with quality appliances and a striking glass roof feature
- Dual outdoor entertaining zones, including front verandah overlooking the pool and panoramic vistas
- 10m x 5m inground pool with poolside gazebo creating a private lifestyle retreat
- House yard with space for gardens, chook pen and future improvements
- Flat pad below residence offering potential for a second dwelling or additional infrastructure (STCA)
- 50,000L rainwater storage, 5kW solar system and Starlink internet connectivity
- Conveniently located just 8 minutes to Samford Village and approximately 40 minutes to Brisbane CBD and airport



Feature Overview

This thoughtfully appointed acreage residence delivers a lifestyle of comfort, functionality and versatility, with a well-considered layout suited to families of all stages. At its heart, open plan living connects effortlessly to multiple entertaining zones, anchored by a well-equipped kitchen designed for everyday ease. Outdoors, a private pool setting, usable land and established infrastructure support both relaxation and self-sufficiency, while additional space offers flexibility for future enhancements or extended living (STCA).



Built in 1991
Renovated in 2005



Private North East Aspect
Spectacular views



Ridgeline Retreat
5.8 acres



Two Level Residence
Flexible family layout



Entertainers Kitchen
Featuring quality
appliances & glass ceiling



Swimming Pool
10m x 5m inground pool



4 Bed + 3 Bath
Multiple Living Areas



Double Garage
Featuring remote &
internal access



Rain Water Tanks
50,000L capacity



Expansive Outdoor
Alfresco areas at the
front and rear of the
home framing views



High Speed Internet
Starlink satellite internet

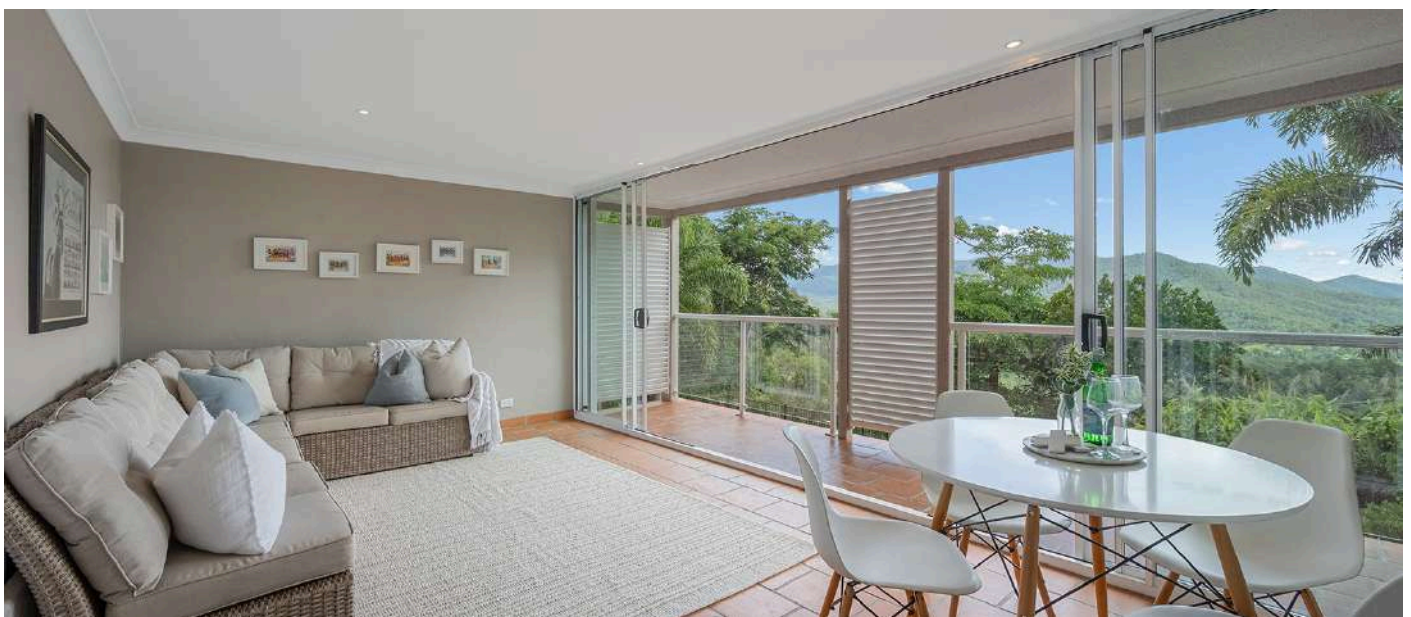


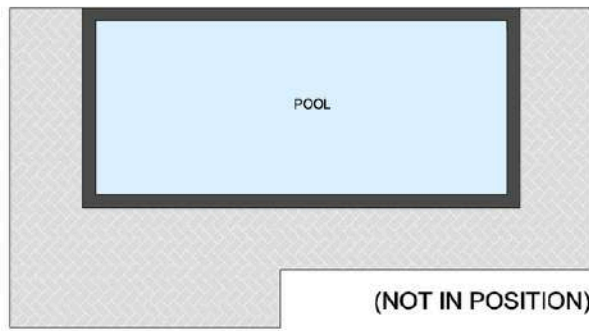
Located
8 mins to Samford Village
& 40 mins to Brisbane
CBD/Airport



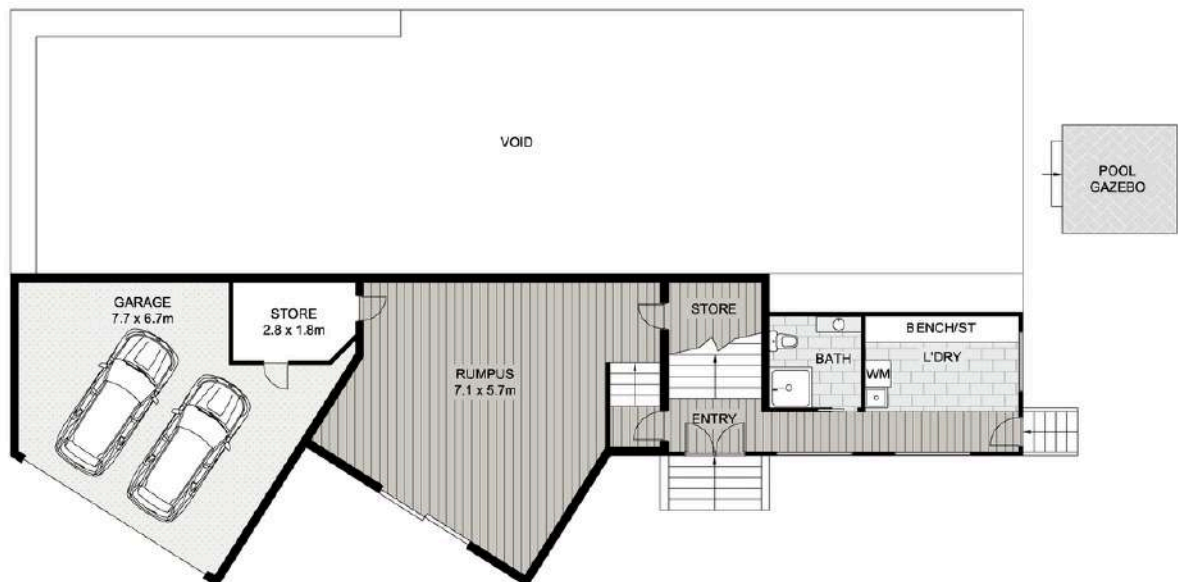
The Home

- Solid concrete and besser block construction with rendered finish
- Custom-built by the current owners in 1991 and later enhanced through a thoughtful renovation in 2005
- Spacious two-level design with a flexible family layout
- Elevated main living level capturing a north-east aspect and sweeping views across Cedar Creek to the D'Aguilar Range
- High ceilings and expansive glazing enhance natural light and create a strong connection to the outdoors
- Open plan kitchen, living and dining featuring warm timber accents and seamless flow to front and rear alfresco areas
- Separate sunroom/lounge upstairs plus rumpus room downstairs, offering excellent separation and versatility
- Well-appointed entertainer's kitchen with stone benchtops, dual Bosch ovens, Asko induction cooktop, Euromaid dishwasher and striking glass roof feature
- Private master retreat with patio access, walk-through wardrobe and ensuite
- Three additional bedrooms with built-in robes and outdoor access
- Family bathroom with freestanding bathtub and statement corner picture window, plus additional downstairs bathroom ideal for guests or multi-generational living
- Mix of tiled and carpet flooring throughout
- Insulated ceilings for year-round comfort
- Double garage with remote access and internal entry
- Spacious laundry with external access





UPPER LEVEL



LOWER LEVEL



All information contained in this document from sources we believe to be accurate however we cannot guarantee its accuracy interested persons should make and rely on their own enquiries in relation to measurements, dimensions layout, furniture and descriptions

INTERNAL AREA : 247M²

The Land

- 5.8-acre parcel offering an ideal balance of lifestyle and usability
- Elevated ridgeline position with prized north-east aspect
- Sweeping views across Cedar Creek, surrounding valleys and the D'Aguilar Range
- Low-maintenance established landscaping surrounds the home, with usable open land and natural bushland extending across the property
- Private, tucked-away setting ensuring peace and seclusion
- Dual street access providing added convenience and flexibility
- Secure, dog-fenced house yard at the rear, with partial fencing across the wider property
- Established chook pen supporting a self-sufficient lifestyle
- Level pad below the residence, accessed via a dirt driveway, offering potential for a secondary dwelling or additional infrastructure (STCA)
- Expansive grounds with scope for recreation, further improvements or future expansion





The Infrastructure

- 5kW solar system (15 panels) supporting energy efficiency
- Approx. 50,000L rainwater storage across three tanks, including dedicated pool supply
- 10m x 5m inground swimming pool with adjoining gazebo, creating a relaxed outdoor entertaining space
- Taylex onsite wastewater treatment system, regularly serviced
- Starlink internet delivering fast, reliable connectivity
- Durable steel roof construction
- Dual street frontage with concrete driveway access, ensuring ease of entry and excellent flexibility
- Double garage with remote access and internal connection
- Additional off-street parking, including convenient upper-level access







Property Information

Title Details	L1 RP223897
Last sold	Land sold for \$581,000 in 2005
Land Size	2.36 Ha 5.8 acres
Internal Living Area	247 m ²
Year Built	1991 Renovated in 2005
Is there access to gas	Bottled
Building & pest provided?	Yes Scan QR to access
Any building plans available?	Yes Council approved and finalised
Water rates	N/A
Council rates	Approx. \$722.52 per quarter
Local Council	City of Moreton Bay
NBN connected?	Starlink internet
Zoning	Rural Residential

Nearby Schools

- Samford State School - 8 mins
- Samford Valley Steiner School - 11 mins
- Ferny Grove State High School - 17 mins
- School Bus on Mt O'Reilly Road | Brisbane Bus Lines with connections in Samford Village

Additional Documents

- Scan QR for Form 2 Seller Disclosure Documents and to make an offer.

Disclaimer: While every effort has been made to ensure the accuracy of this information, the selling agents cannot guarantee its accuracy and accept no liability (whether express or implied) for any errors or omissions. Neither the seller nor the selling agent makes any representation or warranty as to the accuracy of the information provided. Interested parties should undertake their own due diligence to verify the information. The details provided are indicative only and should not be relied upon unless independently confirmed.



Environmental areas



Flood hazard | Overland Flow Path





Principal & Licensed Sales Agent

Chelsea Perry

0415 901 389 | chelseaperry@mcgrath.com.au

McGrath Samford

McGrath Samford

2/10 Station Street
Samford Village

0415 901 389 | 07 3289 4433
chelseaperry@mcgrath.com.au

