



3 Thomas Graham Court Highvale

6	4	13
Bed	Bath	Car

Land 5.2 acres

McGrath Samford



Property Overview

Framed by the rolling foothills of Mount Nebo and Mount Glorious, The Pines is an exceptional 5.2-acre property uniting resort-style luxury, dual living and equestrian excellence in perfect balance. Once part of the historic “Pines Resort” and admired by locals for its fertile pastures, this secluded, park-like holding offers a rare lifestyle of space, sophistication and freedom.

Set across 2.1 hectares of alluvial land, the property combines refined architectural design with premium infrastructure, resort-inspired facilities and outstanding versatility. From its dual residences to its equestrian amenities and landscaped grounds, The Pines represents one of Highvale’s most complete and captivating acreage offerings.

- Executive two-level brick residence offering multiple living zones and a practical, family-focused layout
- Modern finishes and thoughtful design creating an elegant yet practical family haven
- Gourmet stone kitchen with oversized island, butler’s pantry and premium SMEG gas appliances
- Smart home automation for lighting and blinds, plus ducted reverse-cycle air conditioning throughout
- Palatial master retreat with private balcony, dressing room, and a luxury ensuite with deep soaker tub
- Resort-sized pool, heated spa, and sandstone waterfall feature
- Four alfresco zones with outdoor kitchen areas surrounded by tropical landscaping.
- Fully refurbished (2023) secondary residence with two bedrooms, two bathrooms and serene privacy
- Open-plan living with seamless bi-fold flow to pavilion-style outdoor entertaining area
- Registered Airbnb/Stayz retreat generating \$40,000–\$50,000 per annum
- 2.1 hectares (approx. five acres) of fully usable, landscaped land and fenced paddocks.
- Equestrian facilities including 45m x 20m sand arena, powered stables, tack room, and wash bay.
- 20kW solar system, bore water plus rainwater tanks, ensuring sustainable living.
- Direct access to Dawson Creek Trail network for horse riding and cycling to Mt Nebo & Mt Glorious.



Feature Overview

Offering a private world of recreation and versatility, this resort-inspired retreat delivers the ultimate setting for relaxation and entertaining. The pool precinct is a showpiece of design, complete with a cascading waterfall, heated spa and lush tropical landscaping that creates a true sense of escape. Multiple alfresco areas provide the perfect backdrop for gatherings with family and friends, from long summer lunches to tranquil evenings beneath the stars.



Grand Family Residence

Two-storey brick home built in 2020 with high end finishes throughout.



Entertainers Kitchen

Stone benchtops, large island bench, gas cooktop & premium appliances + impressive butlers pantry



Multiple Living Zones

Formal lounge, media room, open-plan living and dining plus upstairs lounge or teen retreat



Impressive Bathrooms

Large family bathroom and ensuite upstairs + powder room downstairs



Outdoor Living

Featuring a resort sized inground concrete pool, spa and multiple entertaining areas



Second Residence

Lowset double brick home originally built in 1979 and renovated in 2023



Income Potential

Registered Airbnb/Stayz retreat generating \$40,000 - \$50,000 per annum



Equine Facilities

45m x 20m sand arena, 2 powered and insulated stables (7m x 10m) with equine rubber flooring, Tack room, tie-up and wash bay



North-Eastern Aspect

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



Fully Fenced

Internal post-and-rail and external Equimesh boundaries, horse paddocks and shelter



Useable Land

5.2 acres of alluvial land featuring a bore



High Speed Internet

NBN FTTP and Starlink satellite backup internet



Ample Water

61,000L of water storage capacity + bore servicing outdoor taps



Cooling & Heating

Reverse cycle ducted AC in the main home and split system AC in the second residence



Energy Efficient

20kW solar system



Located

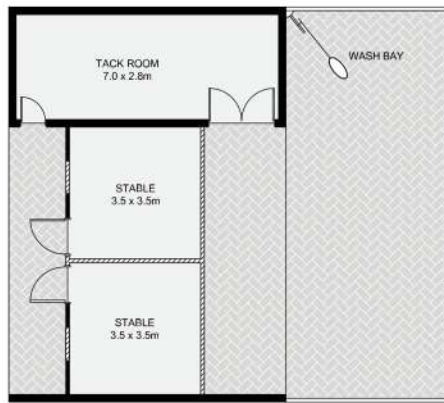
10 mins to Samford Village, 45 mins to Brisbane CBD & Airport



The Main Residence

- 4 bed | 2.5 bath | 2 car | Constructed 2020
- Executive two-level brick home with Colorbond roof and timber/tile flooring throughout
- Designed to capture natural light, breezes and seamless connection to the surrounding landscape
- Quality finishes, high ceilings and refined neutral palette creating an atmosphere of understated elegance
- Multiple living zones including family, dining and media spaces ideal for entertaining or retreat
- Gourmet stone kitchen with large island bench, butler's pantry, premium SMEG gas cooktop and oven
- Siemens dishwasher and abundant cabinetry with soft-close drawers
- Master retreat with private balcony, dressing room and luxurious ensuite featuring double vanity and deep soaker tub
- Three additional bedrooms, all with built-in or walk-in robes
- Two bathrooms plus powder room with quality finishes and contemporary styling
- Internal laundry with external access
- Ducted reverse-cycle air conditioning throughout for year-round comfort
- Smart home automation controlling lighting and blinds via integrated IoT system
- Security screens and full insulation enhancing comfort and energy efficiency
- Expansive glazing throughout framing tranquil garden vistas and inviting cross-breezes
- Seamless indoor-outdoor connection to the covered alfresco entertaining areas and pool precinct
- Two car remote garage featuring epoxy floor and internal access





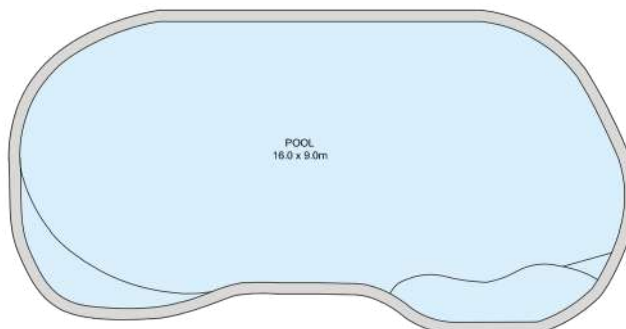
STABLES



UPPER LEVEL



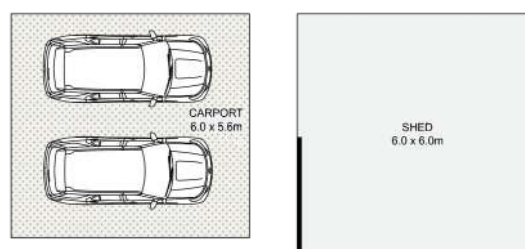
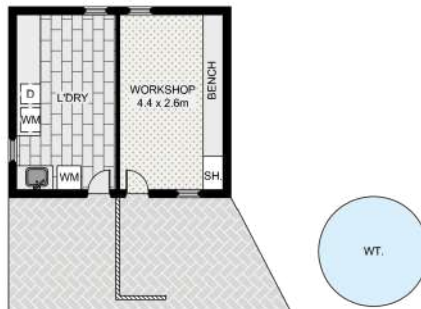
LOWER LEVEL



The Second Residence

- 2 bed | 2 bath | 4 car | Constructed 1979 Renovated 2023
- Solid double-brick, single-level home privately set amongst mature pine trees
- Completely refurbished in 2023 with stylish contemporary interiors and modern finishes
- Four bedrooms and two bathrooms including two ensuited bedrooms with walk-in robes
- Open-plan living, dining and kitchen zones designed for relaxed entertaining
- Seamless indoor-outdoor flow with bi-fold doors opening to a covered pavilion and garden outlooks
- Designer stone kitchen with Bosch oven and cooktop, Westinghouse dishwasher and ample storage
- Elegant bathrooms with floor-to-ceiling tiling and quality fittings
- Reverse-cycle air conditioning and ceiling fans throughout for year-round comfort
- Mesh Net Wi-Fi system and high-speed NBN connection
- Separate driveway entry with carport and private access, ideal for guests
- Operates as a registered Airbnb/Stayz retreat generating approximately \$40,000–\$50,000 per annum
- Excellent potential for dual-living flexibility or continued short-stay accommodation income
- Surrounded by landscaped gardens and positioned for privacy within the broader estate





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 : 446M²

The Land

- 2.1 hectares (approx. 5.2 acres) of fully usable, landscaped acreage
- Fully fenced property with internal post-and-rail divisions and external equimesh boundaries, horse and pet proof
- Rural residential zoning with no easements or covenants on title
- Established tropical and native landscaping with irrigation system throughout
- Four expansive outdoor entertaining areas surrounded by manicured gardens
- Concrete driveway and multiple access points including sealed paddock entries
- Space for 15+ vehicles across garages and carports
- Direct access to Dawson Creek Trail network offering 30km of horse and cycle trails to Mt Nebo and Mt Glorious
- Exceptionally private setting, formerly part of the historic Silver Pines Recreational Centre

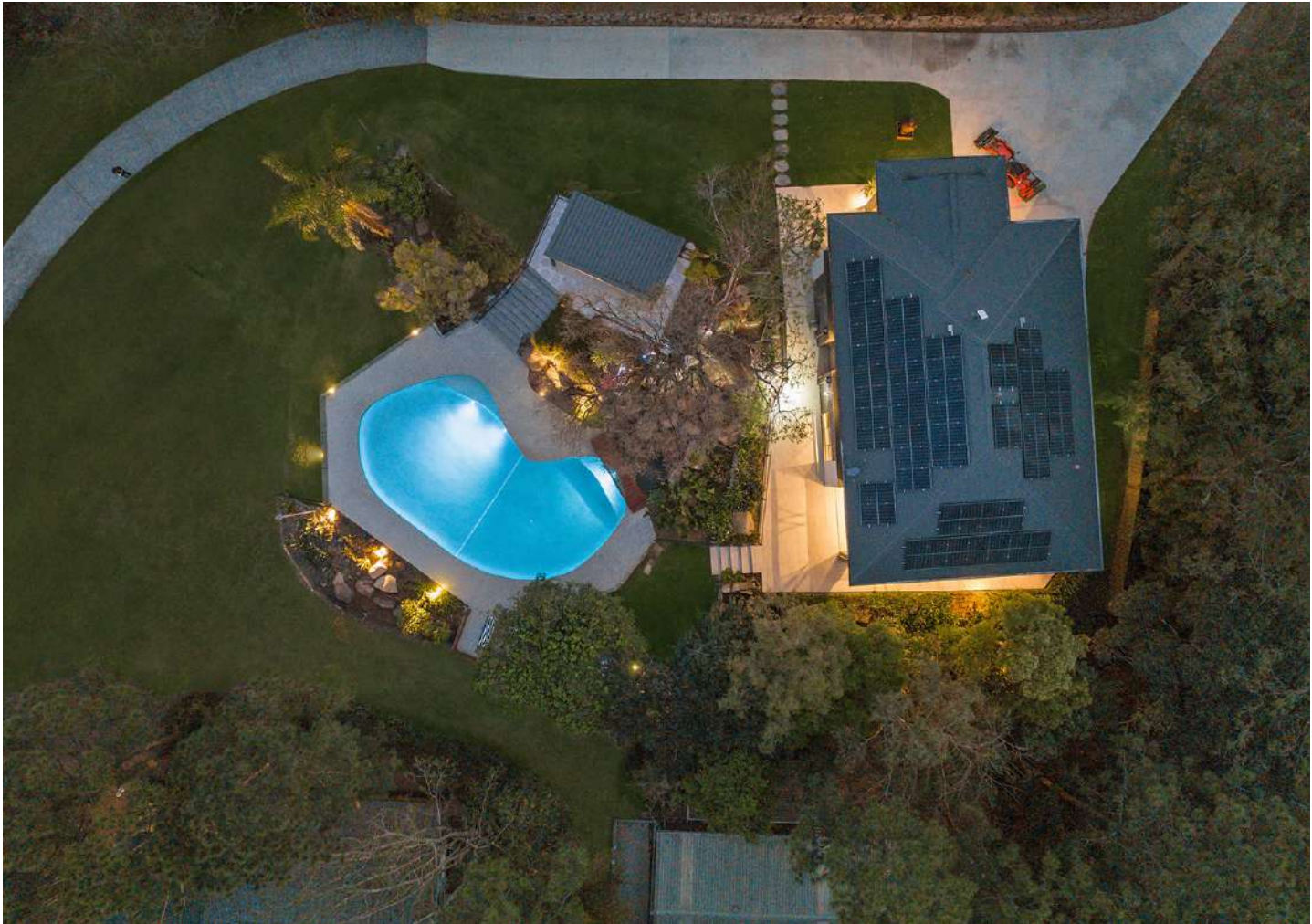




The Infrastructure

- Purpose-built equestrian amenities including a 60m x 20m sand arena (refurbished 2025)
- Two powered and insulated stables with specialised equine rubber flooring and tack room
- Tie-up and wash bay, fenced paddocks and animal shelters with bore water supply
- Fully horse- and pet-proof fencing throughout the property
- Extensive shedding and workshop infrastructure including:
 - Shed 1: 16m x 9.5m insulated shed with 3-phase power, reverse-cycle air conditioning and concrete slab
 - Shed 2: 11m x 9m open entertainment shed with pebblecrete base and single-phase power
 - Shed 3: 6m x 6m carport
 - Shed 4: 6m x 6m hay shed
 - Tool room: 4.5m x 2.6m powered storage/workspace
- 20kW solar power system with inverter and battery backup for energy efficiency
- Bore water supply plus three rainwater tanks (2 x 22,500L + 1 x 16,000L) with operational pumps
- Hybrid water systems servicing both residences (HSTP for main, septic for second)
- NBN FTTP internet connection with Starlink satellite backup for uninterrupted connectivity
- Concrete driveway, sealed internal access routes and additional parking for vehicles and floats
- Comprehensive lighting and power across equestrian and shed facilities for after-hours use







Property Information

Title Details	LOT 4 SURVEY PLAN 123514
Last sold	01 Oct 2015 for \$720,000
Land Size	2.11 Ha 5.2 acres
Internal Living Area	446 m ²
Last Renovated	2025
Direction the property faces	North-East
Is there access to gas	Bottled
Building & pest provided?	No
Any building plans available?	Yes
When was the property built?	Main Residence 2020 2 nd Residence 1979
Water rates	N/A
Council rates	Approx. \$911 per quarter
Local Council	City of Moreton Bay
NBN connected?	NBN FTTP and Starlink satellite backup internet
Zoning	Rural Residential

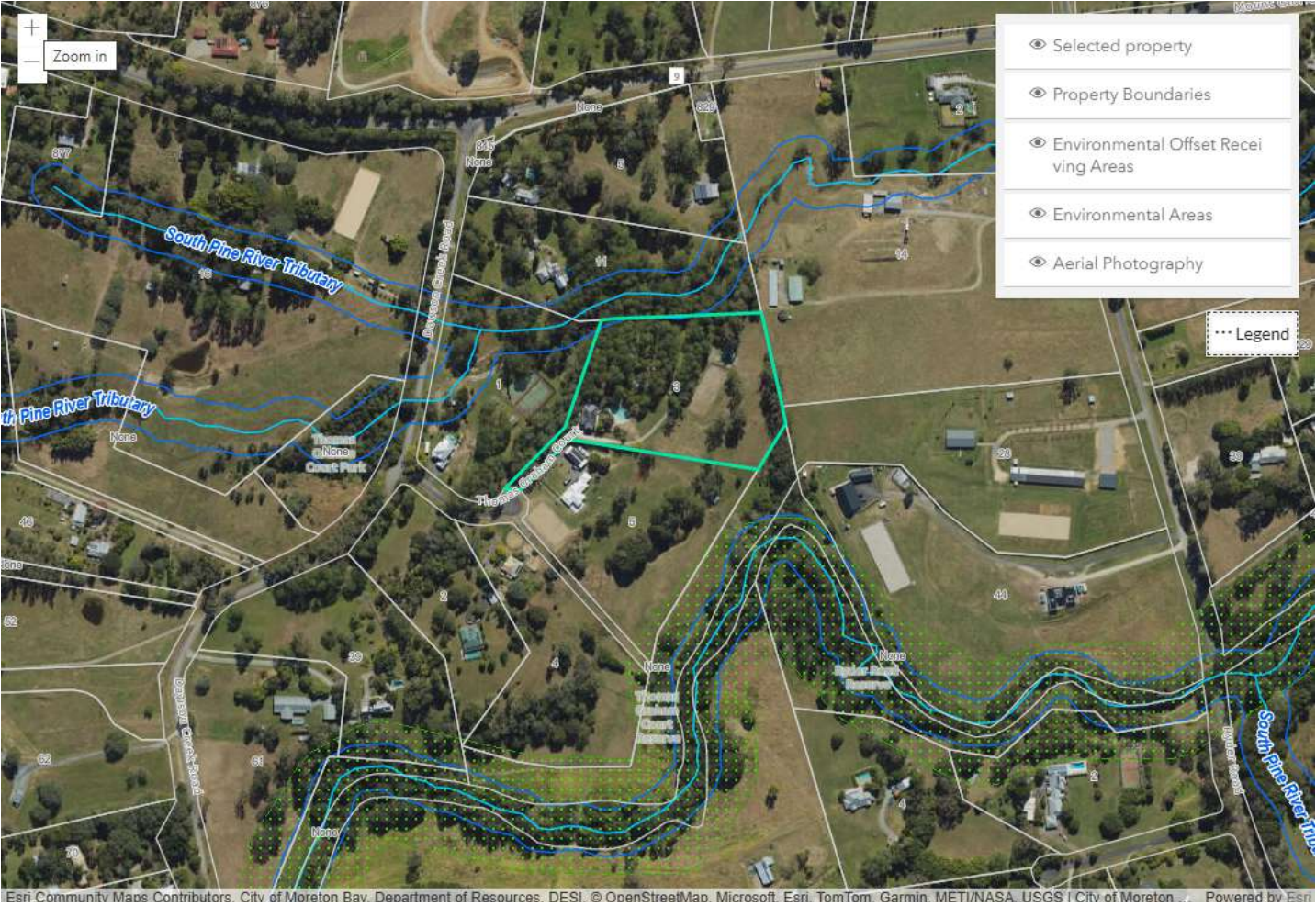
Nearby Schools

- Samford State School - 9 mins
- Samford Valley Steiner School - 8 mins
- Ferny Grove State High School - 20 mins
- School Bus - Brisbane Bus Lines

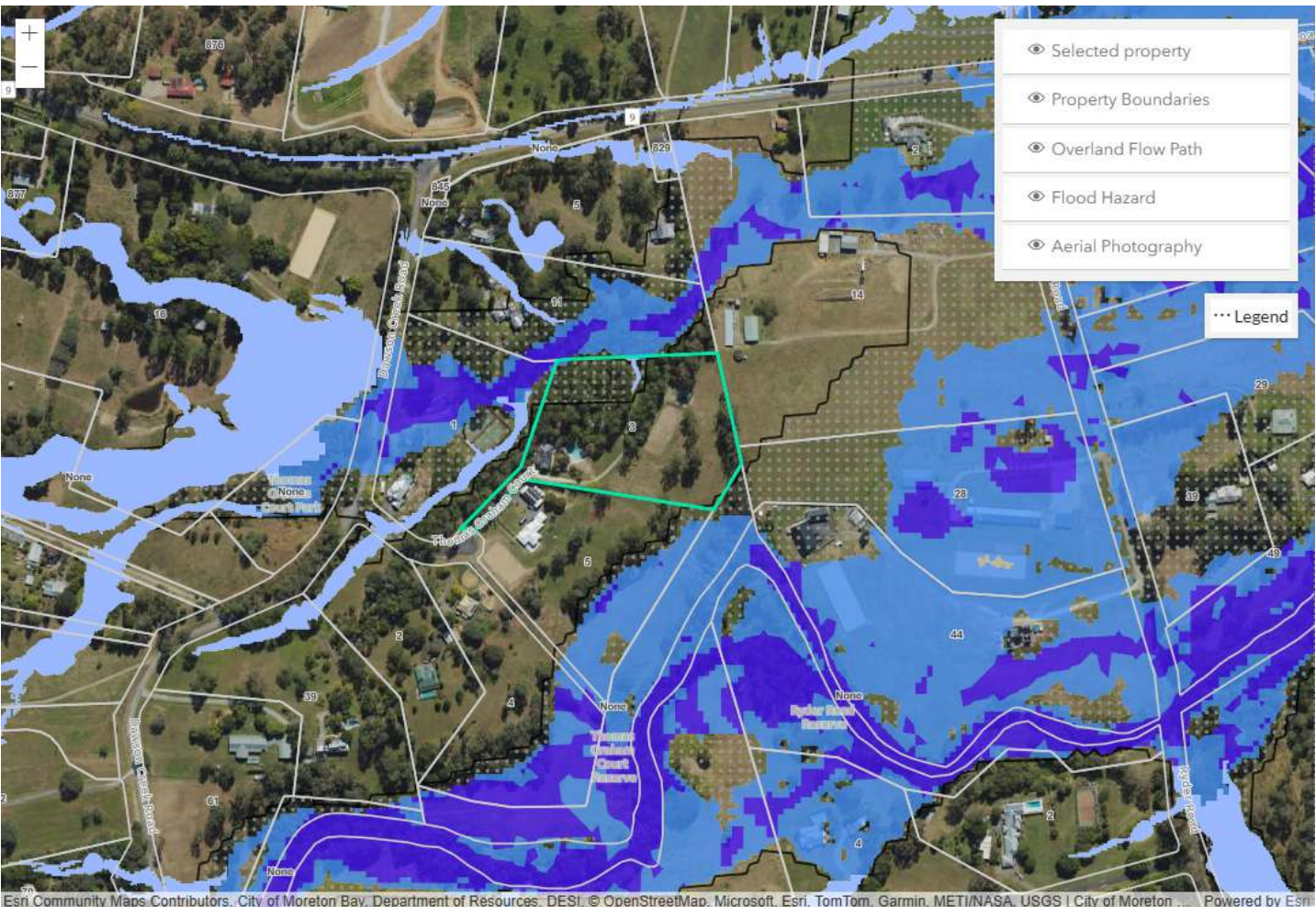
Additional Documents

- Seller Disclosure Documents Upon Request

Environmental Overlay



Flood Hazard Map





Principal & Licensed Sales Agent

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