



7 Chalmers Court

Samford Village

4 | **2** | **3**
Bed | Bath | Car
Land 1,251 m²

McGrath

McGrath Samford
2/10 Station Street
Samford Village QLD 4520
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Property Overview

Just a short stroll from the heart of Samford Village, this spacious family home offers the perfect balance of relaxed living and vibrant village convenience. Set on a generous 1,251m² allotment, it provides privacy, space, and established low-maintenance gardens - a true retreat for the whole family.

Designed with everyday comfort in mind, the home features a flowing layout, light-filled interiors, and seamless connection to the outdoors. With landscaped gardens and a superb entertainment area, it's an idyllic setting for both quiet family moments and lively gatherings. Blending space, style, and functionality, this property presents a rare opportunity to embrace the best of Village living.

- Prime location just a short stroll to Samford Village • 1,251m² of lush, low-maintenance landscaping
- Multiple living areas offering comfort, separation and flow
- Entertainer's kitchen featuring walk-in pantry, quality appliances and generous bench space
- Impressive outdoor entertainment area and level lawn ideal for kids and pets
- Private master retreat with walk-in robe, ensuite and direct outdoor access
- Three additional light filled bedrooms featuring built-in robes
- Well appointed family bathroom featuring separate powder room for family convenience
- Reverse-cycle air conditioning, ceiling fans and Crimsafe security screens throughout
- Triple garage with space for a workshop, dual side access for caravan or trailer
- Rainwater tank, garden shed and established fruit trees
- Easy walk to childcares, Samford State School & various school bus connections
- 10 mins to Ferny Grove rail, 25 mins to Brisbane CBD & Airport

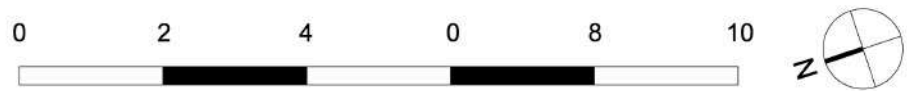
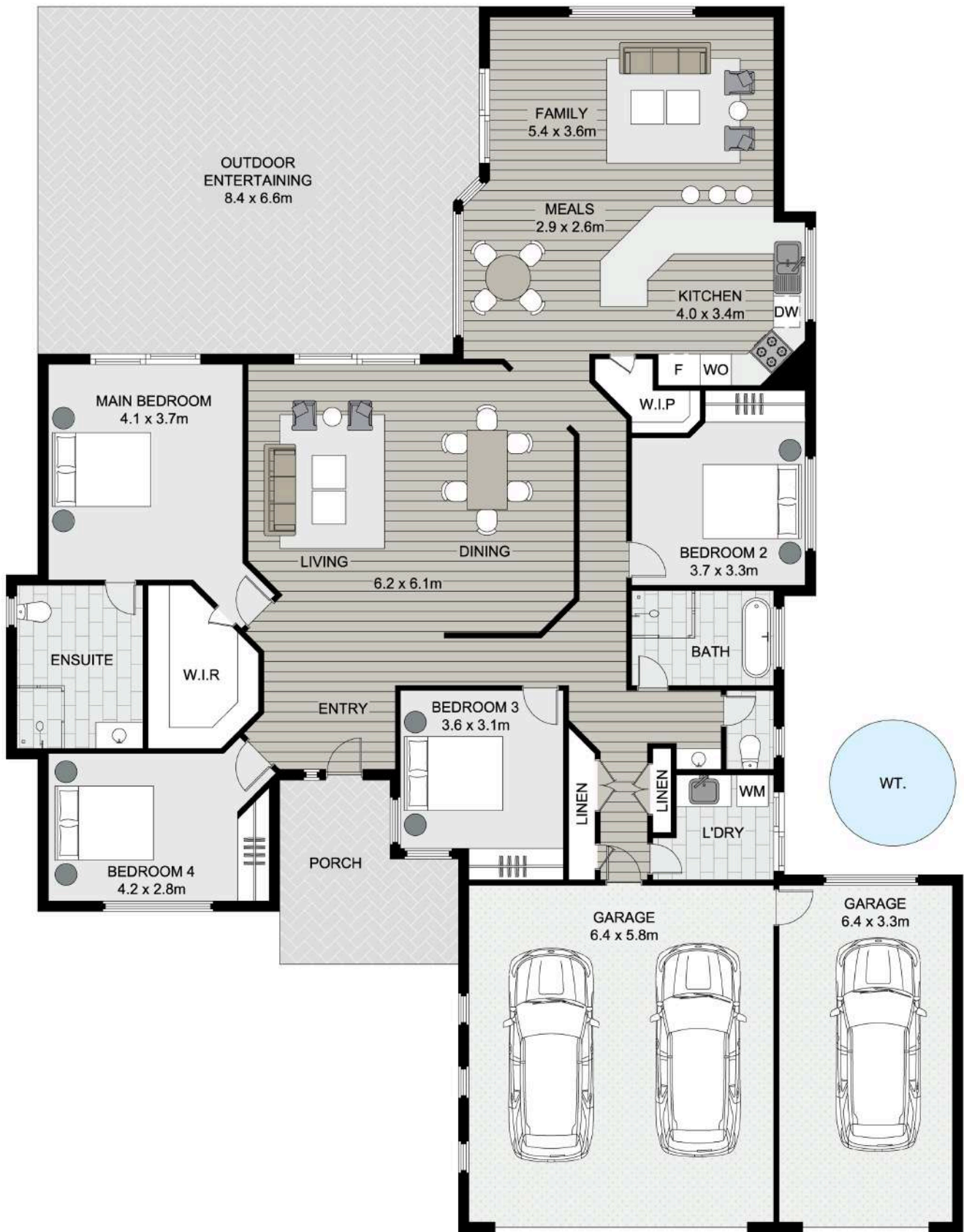


The Home

- Built in 2005, this low-set brick veneer home features roof space insulation and a durable concrete tile roof, ensuring comfort and longevity.
- High ceilings, screened doors, and windows promote natural cross-ventilation, creating light-filled, airy interiors.
- Stylish and durable ceramic tile flooring flows throughout, offering a modern look with low-maintenance appeal.
- Spacious open-plan kitchen, living, and dining area seamlessly connects to an additional lounge, both with direct access to an expansive covered outdoor entertaining area.
- The entertainer's kitchen boasts generous bench space, quality electric appliances including a dishwasher, ample storage, and a walk-in pantry.
- Master retreat opens directly to the outdoors and features a private ensuite with a large walk-in shower and single vanity, a walk-in robe, split-system air conditioning, and ceiling fan.
- Three additional bedrooms are light-filled, each with built-in robes and ceiling fans.
- Family bathroom includes a walk-in shower, separate bath, and a powder room for added convenience.
- Well-appointed laundry with direct outdoor access.
- Comfort throughout the home is enhanced by ceiling fans, a 9kW reverse-cycle air conditioning unit in the living area, and a 5kW unit in the master bedroom.
- Security screens fitted throughout provide added peace of mind.







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 : 234M²

The Land

- Generous 1,251 m² allotment zoned township residential.
- Fully fenced with Colorbond to the sides and timber fencing at the rear, ensuring privacy and security.
- Free from easements, offering full flexibility for future use.
- Established, low-maintenance landscaping designed for easy care.
- Productive gardens featuring a variety of fruit trees including seedless lemon, mandarin orange, navel orange, bush lemon, and mango.
- Covered rear patio provides the perfect setting for outdoor entertaining.
- Two rainwater tanks assist with garden watering





The Infrastructure

- Upgraded exposed aggregate concrete driveway with a triple garage and additional parking suitable for a caravan or trailer
- Four solar panels installed (capacity not specified).
- Fibre-to-the-Premises (FTTP) NBN available; household currently uses a mobile hotspot
- Reliable town water supply, complemented by two rainwater tanks for garden use
- 3m x 4m garden shed on a concrete slab offers practical storage solutions
- Third garage converted into a workshop, ideal for hobbies or trade use
- Above-ground jacuzzi-style spa bath included (note: compliance certificate not provided)
- Expansive outdoor entertaining area designed for gatherings and relaxation



The Location

Located in the heart of Samford Village, just 24km from Brisbane's CBD, this is a community where families can embrace traditional country values while enjoying modern convenience. Here, warm smiles and friendly waves are part of daily life, creating a genuine sense of belonging.

Only 10 minutes from Ferny Grove train station and the soon-to-be-completed entertainment precinct, and just 30 minutes to Brisbane CBD and Airport, Samford offers easy access to the city without sacrificing lifestyle.

The village itself is alive with charm - from vibrant cafés and boutique shops to quality schools, leafy parks, wholesome markets, and year-round community events.

7 Chalmers Ct

Brisbane



Samford Village

Samford is a vibrant township offering creek side cafes, locally-run shops and recreational facilities. With countless walking trails and exciting playgrounds, there is something for everyone in Samford. Community events throughout the year include Christmas on Main Street, The Samford Show, Halloween trick-or-treat events and vibrant markets.

Dayboro

Dayboro is known for its heritage, local arts and community spirit. Within Dayboro you'll find popular local schools and community kindergartens, as well as essential services like shops and medical services. The town hosts a variety of community events including the Dayboro Show to celebrate its unique history and regional offerings.



Main Street, Samford Village

Recent Samford Village Sales



3 Bed | 3 Bath | 3 Car

9 Church Street
Samford Village

Sale price \$1,650,000
Land size 1,222 m²
Sale date 11 August 2025



4 Bed | 2 Bath | 3 Car

20 Chalmers Court
Samford Village

Sale price \$2,005,000
Land size 1,250 m²
Sale date 21 July 2025



4 Bed | 2 Bath | 3 Car

2 Chalmers Court
Samford Village

Sale price \$1,890,000
Land size 1,349 m²
Sale date 3 June 2025



6 Bed | 3 Bath | 2 Car

39 Progress Street
Samford Village

Sale price \$1,900,000
Land size 702 m²
Sale date 16 April 2025



Property information

Title Details	Lot 4 on Survey Plan 167380
Last sold	Off Market on 20 October 2020
Year Built	2005
Lot Size	1,251 m ²
Easements	N/A
Internal Living Space	252 m ²
Aspect	East
Town Water & Sewage	Yes
Building & Pest	Yes
Council Approvals	Yes
Unity Water Rates	\$350 per quarter (approx.)
Moreton City Council Rates	\$800 per quarter (approx.)
Property type	House & Land
NBN	Fibre to the Premises (FTTP)
Solar	Yes
Zoning	Township

Nearby Schools

- Samford State School - 5 min walk
- Ferny Grove State High School - 10 min drive
- Samford Valley Steiner School - 5 min drive
- Village School Bus Connections to excellent private schools

Additional Documents

- Building & Pest Report
- Seller Disclosure Documents

Nearby Shops

- Samford Village Main Street - easy 5 min walk



Your trusted local agent, now backed by a global network of opportunity.

Discover the McGrath difference.

With over a decade of experience in acreage and lifestyle property sales, Chelsea is one of the Samford Greater Region's most respected and successful agents. Known for her genuine approach, deep local knowledge, and tireless work ethic, Chelsea has built a reputation for delivering exceptional results with care and integrity.

Having proudly called the Samford region home for more than 17 years, Chelsea brings an intimate understanding of the land, the lifestyle, and the emotional connection many clients feel to their properties. Her expertise spans horse properties, hinterland retreats, and tightly held family acreages — and her approach reflects that no two properties, or clients, are ever the same.

As the Principal of McGrath Samford, Chelsea leads a growing team with warmth and vision, pairing the values of the local community with the premium systems, marketing, and national reach of the McGrath brand. Chelsea approaches every sale with empathy, strategy, and relentless commitment. Approachable, professional, and available seven days a week, Chelsea is proud to always be in service to the region she loves.

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