

25A Russell St, Silkstone, QLD 4304

Sold - \$405,000

House 3 2



## DOUBLE STOREY HOME OFFERING PRIVACY AND CONVENIENCE PLUS!!

- SPACIOUS TWO STOREY HOME ON BATTLEAXE BLOCK
- TILED LOUNGE ROOM WITH SPLIT SYSTEM AIR-CON
- MODERN KITCHEN WITH DISHWASHER AND ELECTRIC COOKING
- MASTER BEDROOM WITH A/C, WALK-IN ROBE, ENSUITE
- FANS & BUILT-IN ROBES TO OTHER BEDROOMS, BOTH A GREAT SIZE
- LARGE COVERED OUTDOOR AREA, GOOD-SIZED YARD
- SECURITY SCREENS, 5.4KW SOLAR SYSTEM, WATER TANK, GARDEN SHED
- NO REAR NEIGHBOUR, PRIVATE LOCATION SET BACK FROM ROAD
- \$380 - \$410 PER WEEK RENTAL APPRAISAL

Open for Inspection

By Appointment.

Set on a private battleaxe block overlooking a vacant paddock at the rear, this spacious highset home built circa 2010 would be perfect for growing families and investors alike. There's plenty to love here with a great amount of living space both inside and out along with a location that puts you in arms reach of a long list of local amenities.

Once inside you are greeted by the tiled lounge room, which is an excellent size and is kept in climate-controlled comfort courtesy of the split system air-conditioner. This space wraps around to the dining room and the kitchen, which is wonderfully modern with a great amount of storage space (including a double-door pantry), a dishwasher and quality electric cooking appliances.

You'll find all three bedrooms upstairs, all of which are definitely larger than standard and come with ceiling fans and built-in wardrobes. The master bedroom features a large walk-in wardrobe, split system air-conditioning and a private ensuite, while one of the remaining bedrooms actually has a built-in wardrobe large enough to step in to. The family bathroom that services the home comes with a large corner shower, vanity and toilet, while you will find the laundry tucked away downstairs easily accessible from the kitchen. There's even a third toilet down here - very handy when entertaining friends and family!

Speaking of entertaining - step out from the dining room to the large covered outdoor area where you will find there is plenty of space to host a family BBQ. There really is a great amount of yard space on offer here owing to clever positioning of the home and the small building footprint courtesy of the two storey design of the home. The yard is fully fenced so you can be sure the kids are safe and sound - both the two-legged and four-footed varieties - and the current owners have gone to considerable lengths addressing drainage, retaining and planting hedging to ensure maximum privacy. The lack of a rear neighbour certainly helps in that regard, as does being tucked away at the end of a long driveway!

### Listed By

Glenn Ball  
Phone: (07 ) 3281 3800  
Mobile: 0432 822 457



Listing Number: 3198605