

# 10 Silkyoak Street, Runcorn, Qld 4113

## House For Sale

Thursday, 11 January 2024



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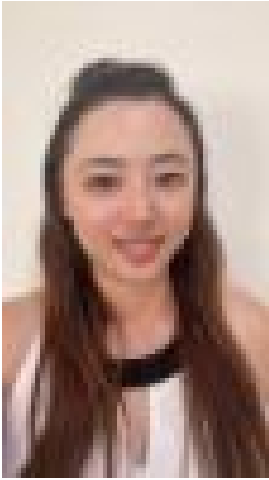
**Bedrooms: 5**

**Bathrooms: 2**

**Parkings: 4**

**Area: 704 m2**

**Type: House**



Angel Yeh

## Auction on 03 Feb 12:00p.m.

Step into this spacious 704 sqm single-story residence in Runcorn, a sought-after area. Opposite a tranquil park, this home features a luxurious resort style swimming pool and boasts five bedrooms, two and half updated bathrooms with a modern clothes hanger system plus girl's dream kitchen. This charming residence is situated on a quiet and spacious street corner, the north-south orientation brings in soft and enough natural light. Additionally, it includes a standalone double garage and a two-space driveway for ample parking. Situated on a quiet, wide street, this corner property has a private entrance, adding to its allure. This residence combines comfort, style, and practicality, perfect for a peaceful suburban lifestyle.

**Unique Features:**

- Large Building size: 302 sqm (Internal 234sqm + double garage 68 sqm)
- New Renovation: Experience the freshness of a newly renovated space.
- Spacious Design: Expansive land meets a generously sized home, perfect for accommodating a growing family.
- Girl's Dream Kitchen: A culinary paradise with state-of-the-art appliances, including a three-door oven, an induction stove for effortless cooking, and a large water fall stone island complete with storage and power outlets. Overlooking the pool, it's an entertainer's delight for hosting large gatherings.
- Resort-style Swimming Pool: luxury and relax in your backyard.
- Illuminated Poolside Splendor: As dusk falls, witness a mesmerizing transformation with solar-powered lights that illuminate the pool area, creating a captivating ambiance. This luminous display divides the space into distinct, enchanting zones, offering a picturesque view both day and night. Uniquely, unlike most properties where pools are situated at the rear, this home boasts its swimming pool at the forefront, adjacent to the kitchen. This strategic placement ensures that whether it's day or night, the view from the kitchen is always a breathtaking vista, adding a touch of magic to your daily life.
- Designed Landscaping: Artfully crafted around the pool and front door area. Note: Current market cost for pool construction starts at \$100,000, excluding the bespoke landscaping. Total value over 150K
- Outdoor Sunroom Area: Savor serene mornings in this delightful space.
- Outdoor Flooring: Easy-care brick flooring throughout – say goodbye to weeding.
- Garden: Fresh parsley and rosemary in the garden bed.
- Garden Shed
- Double Garage + Driveway: Sufficient parking space for up to four vehicles.
- Brand new automatic double garage rolling door.
- Park facility : kids play ground and exercise facility
- Pristine White New Shutters
- All brand new LED Down lights Throughout
- Air Conditioning: Fully air-conditioned, encompassing the living area and all bedrooms.
- High Security: Fully enclosed with brick walls, ensuring utmost security.
- Smart Door Locker: Auto-Lock, Wi-Fi Enabled, Remote Access and Control, Guest Passcode Access and Management
- Master Bedroom: Includes a walk-in wardrobe, floor glass door with small private back yard and situated in the southeast corner
- Natural Light: Enhanced by new blinds, ensuring bright and airy interiors.
- French Straw Hat-Inspired Light Fixture: Unique Design
- Elegant Fireplace: Visual Appeal, Complements Interior Design

Rental appraisal: • 2 Long term \$1100 a week • 2 Share house \$1400 a week • 2 Airbnb \$280 a night = 1960 a week

**Convenient Location:**

- 2-minute "walk" to the bus station, with Route 150 offering direct access to the City center, Garden city (biggest shopping centre in south area, Griffith University)
- 2-minute drive to Fruitgrove Train Station.
- 5-minute drive to Runcorn Plaza or Pineland Plaza.
- 6-minute drive to Sunnybank Market Square Shopping centre
- 8-minute drive to Sunnybank Private Hospital
- 8-minute drive to Underwood Marketplace shopping centre
- 10-minute drive to Westfield Garden City
- 25-minute drive to the Brisbane City.
- 13-minute bus ride to Runcorn Shopping Centre.

**Potential:**

- Perfect for Family Day Care: Opposite a park, providing an idyllic setting for family day care.
- Additional Granny flat or Home Office: Possibilities to transform the standing alone double garage into a granny flat or a separate home office, ideal for remote working arrangements.
- Third Bathroom : convert the existing laundry room into a third bathroom
- Land Valuation grow up: a park-facing property not only offers immediate aesthetic and lifestyle advantages but also stands as a wise investment choice with considerable potential for value appreciation. Its unique location, combined with the growing appreciation for green spaces, positions it as a desirable asset in any real estate portfolio. This property is a rare gem, combining spacious living with modern amenities, perfect for families seeking comfort, space, and a slice of luxury. Seize this chance to own a piece of Runcorn's finest real estate. Contact Angel 0422630001 now for more details or to arrange a viewing! We also offer open house at night, welcoming everyone to experience the evening atmosphere. For buyers from different states or countries, we invite you to embark on a 3D virtual tour to explore and inspect the house at your convenience.