

# 22 Silkyoak Court, Burleigh Waters, Qld 4220



## House For Sale

Tuesday, 9 January 2024

22 Silkyoak Court, Burleigh Waters, Qld 4220

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 911 m2

Type: House



Bronwyn Knipe  
0433268600

## Auction

Auction Location: In Rooms - TAFE Robina Campus, The Anna Rose Room Family friendly home - first time on market in 24 years! Built in 1999, this single level home nestled at the end of a quiet cul de sac offers the perfect blend of space, comfort and convenience. Situated in close proximity to schools, shops and popular cafes and restaurants, this home is a must see! The 911m<sup>2</sup> block is one of the largest on offer in Burleigh Waters coupled with the generous side access. The perfect combination for storage of a caravan or boat and ample space for a pool. Features on offer - 4 bedrooms - 2 bathrooms plus separate toilet - Master bedroom with walk in robe & ensuite - 2 separate spacious living areas - Large kitchen with ample bench space & cupboards - Auto double garage with internal access - Undercover entertainment areas - Fenced back yard - 2 x garden sheds & water tank - Generous flat side access - Room for a pool - End of cul de sac location - Council rates: \$2,671.08 per year - Water rates: \$955.72 per year (approx) OFFERS PRIOR TO AUCTION ENCOURAGED Centrally located in a family friendly neighbourhood and just a 5 minute drive to North Burleigh beach. Varsity train station and public transport are easily accessible. Situated within close proximity to Treetops Shopping Centre which offers a pharmacy, medical centre, bakery, hairdresser, Coles supermarket and takeaway outlets. The famous "HomePlate Kitchen cafe and Tamero Pizza & Cocktails restaurant are just a short walk too. In catchment of highly desired schools including Marymount College, Caningeraba Primary School and Miami State High School. Size does matter... add this amazing home to your must inspect list! Please call Bronwyn Knipe on 0433 268 600 for further information and to arrange an inspection. Auction Venue: In Rooms - TAFE Robina Campus, The Anna Rose Room Date: Wednesday, 31st January 2024 Time: 6:00pm with registrations from 5:15pm Order of Sale: TBC closer to the date Price Disclaimer: This property is being sold by way of auction and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only. Disclaimer: We have in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. \* denotes approximate measurements.