

**25 Silvertop Crescent, Spring Mountain, QLD, 4124**



**Sold House**

Wednesday, 26 July 2023

25 Silvertop Crescent, Spring Mountain, QLD, 4124

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Jackie Carroll  
0737204800

## **FAMILY FRIENDLY OVERLOOKING RESERVE WITH VIEWS Priced reduced \$40,000**

This modern four-bedroom, two-bathroom, dual living area home is the ideal configuration to meet the needs of a young and growing family. Situated on the reserve edge, you can have confidence knowing the street is quiet and safe. In addition to this native bushland setting, there is also a park opposite, within sightlines from the home. Positioned next to the reserve, you know your enjoyment of the area won't be impacted by ongoing construction traffic and noise.

The master suite consists of a generous airconditioned bedroom, walk in robe and ensuite, with access to a private balcony to take in the views during the evenings. It is accessed off the upstairs living area and study nook - which offers great work from home potential; being separated from the main living area downstairs.

All bedrooms are on the second floor have ceiling fans. Upstairs offers a second full bathroom with separate WC. There is substantial storage across the upper floor taking advantage of the clever home design. Downstairs there is a separate WC and powder room on the lower level, and study nook.

Entry to the home from the interior accessed double car garage or via the main entry welcomes you to a large airconditioned living, dining and kitchen area configured open plan and leading into the full house width covered alfresco area with lighting. This additional feature takes best advantage of the Queensland climate, while offering protection from the elements year-round.

The property is built on a flat block ensuring the backyard offers very usable space with room to make improvements consistent with your lifestyle needs. The block size is a generous 354m<sup>2</sup>, optimally sized to be low maintenance but ensure you feel like you can breathe among the surrounding neighbourhood.

The home is well serviced by essential retail and other shopping, private and public schools and other amenity, including transport connections. This has seen Springfield Lakes and surrounds become one of the most desirable new property locations in the South East.

The property is currently rented at \$450 p/w until November 2022. The current rental framework offers an investor significant further upside considering the low vacancy rate in the area. The property has been in single ownership since its construction was completed in 2017. It has enjoyed multiple long term tenancies in that time