

# 7 Silverbirch Court, Upper Caboolture, Qld 4510



## House For Sale

Tuesday, 23 January 2024

7 Silverbirch Court, Upper Caboolture, Qld 4510

**Bedrooms:** 4

**Bathrooms:** 2

**Parkings:** 2

**Area:** 651 m2

**Type:** House



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## Offers Over \$790,000

Welcome to your new home, a contemporary masterpiece nestled in a tranquil and flood-free locale. This 651m<sup>2</sup> haven, currently owner-occupied, presents an immaculate blend of style, comfort, and functionality. With only 8 residences in the street, this home will be perfect for those who love a peaceful lifestyle. The residence boasts Four generously sized bedrooms, with the Master bedroom featuring an Ensuite that includes a shower, A/C, Built In Robe and is thoughtfully separated from the other bedrooms. All bedrooms are adorned with vinyl flooring, providing both sophistication and practicality. Remaining bedrooms feature Built In Robes, Ducted A/C and Ceiling Fans, and are serviced by the second bathroom which includes both shower, bath and the separate toilet. The heart of the home is the large Open Plan Kitchen, appointed with all the necessary appliances such as gas cooktop, oven and dishwasher, offering ample cupboard space, a pantry, and a spacious stone breakfast benchtop, perfect for the busy mornings. This culinary haven is perfect for aspiring chefs and those who love to entertain. The Large Main Living area features a captivating feature wall, creating a focal point for gatherings and relaxation. Additionally, a second living area provides versatility, ideal for a kids' play area or a dedicated home office space. The large backyard invites you to create your own outdoor oasis. With ample space to accommodate a pool, it is perfect for hosting gatherings, gardening, or simply unwinding in nature. A 3x4 shed provides additional storage solutions. The undercover verandah is spacious enough to fit the dining table, perfect for kids and BBQ parties to enjoy with the loved ones. The practicality extends to the Colourbond roof crowned with solar panels, a nod to eco-friendly living and cost efficiency, internal built in laundry and double car garage.

- Currently Owner Occupied and Ready to Move In
- Flood Free Block on 651m<sup>2</sup>
- Quiet Street with only 8 residences, predominantly Owner Occupied
- 4 Great Size Bedrooms with Master Bedroom featuring Vinyl Flooring, Ceiling Fan, Ducted A/C, Built In Robe, Blockout Blinds and Ensuite with Shower
- Remaining three bedrooms are spacious and feature Vinyl Flooring, Ducted A/C, Ceiling fans and Built In Robe
- Second bathroom, including shower and bath, supports the remaining three bedrooms
- Large Open Plan Modern Kitchen with all the necessary appliances such as Spacious Stone Breakfast Benchtop, Four Burner Gas Cooktop, Oven and Dishwasher only 6 months old
- Ample of Cupboard space available as well as the Large Pantry to store the goods
- Second Living Area is large and perfect for the Kids/Media/Office Space
- Outside Covered Verandah Area captures plenty of natural light and air, and is perfect for all year long while only sliding door away from the main living area
- Backyard is large enough to fit the swimming pool while still having enough space for the kids to run around, BBQ gatherings etc
- 3x4 Shed perfect for extra storage space in the back
- 6.6kw Solar system
- Double Car Electric Garage
- Built In Laundry
- 7 Zone Ducted A/C
- Colourbond Roof provides extra security and quality for the years to come
- Two linen cupboards
- Feature Wall in the Main Living Area
- Security Screens Throughout

Short Distance To:

- Milestones Early Learning (4 minutes)
- Minimbah State School (5 minutes)
- Morayfield State High School (7 minutes)
- Park Ridge Shopping Village (2 minutes)
- Morayfield Shopping Centre (7 minutes)
- Bunnings (6 minutes)
- Bunya Adventure Playground (2 minute)
- Sprucebark Playground (1 minute)
- Morayfield Sports & Events Center (8 minutes)
- Centenary Lakes (8 minutes)
- Caboolture Hospital (9 minutes)

Distance To:

- Brisbane CBD (50 Minutes)
- Brisbane Airport (35 minutes)
- North Lakes (18 minutes)
- Bribie Island (25 minutes)
- Sunshine Coast (45 minutes)
- Sunshine Coast Airport (53 minutes)