

# 8 Silky Oak Court, Ninderry, Qld 4561

AMBER WERCHON

## Sold House

Friday, 27 October 2023

8 Silky Oak Court, Ninderry, Qld 4561

Bedrooms: 3

Bathrooms: 2

Parkings: 5

Area: 2526 m2

Type: House



Rudi du Preez  
0417774047



Steven du Preez  
0466447736

## Contact agent

Amber Werchon Property presents to the market, 8 Silky Oak Court, Ninderry; this solidly built single level home on a 2526m<sup>2</sup> block tucked away in a quiet cul-de-sac, just minutes to the local primary school, Yandina village and rail - offers affordable buying into a quality hinterland acreage belt. Across a light-filled single level the home has a floor plan that facilitates dual living with a fully self-contained granny flat; altogether under roof, it comprises three bedrooms, two bathrooms, kitchen plus kitchenette, two living areas plus third living/fourth bedroom, covered alfresco entertaining at both side and rear, and laundry with external ramp access. This much-loved home has been tightly held by current owner occupiers for over 20 years and has been well cared for; a little tired in parts it could be modernised/updated over time to suit personal taste and budget. Existing features include - timber flooring, air-conditioning, and internal brick walls in spacious living room; separate dining with wood burning fireplace; central kitchen with gas cooktop and Miele wall oven; security screens; and 6.6kW solar power installed in 2021. Infrastructure on the property includes a double lock-up garage/shed, second large shed with power points and mezzanine, garden shed, water tanks with capacity of 20,000 gallons, and 2 x pumps. There are established trees and shrubs and expansive flat grassy space for children and pets to play outdoors - more sunshine, less screen time! There is side access to property to bring in additional vehicles, and plenty of room to put in a pool or extend alfresco entertaining area, if desired. Backing onto acreage your privacy and outlook is protected, and with neighbourhood traffic only, noise is minimal. This is an ideal entry level property for buyers looking for a large parcel of land and a home with good bones that you can add value to; there is no immediate money needing to be spent, it is comfortable and liveable 'as is' and exudes a wonderful, homely warmth throughout. The town of Yandina with amenities including IGA, historic tavern, cafes/dining, and more is less than a five minute drive, it's only two-minute drive to the award-winning Spirit House Restaurant, and 25 minutes to patrolled swimming at beautiful Coolum Beach. Priced to sell 8 Silky Oak Court will be snapped up by a savvy buyer who will identify the clear potential to value-add and appreciate the peaceful, semi-rural location and lifestyle on offer. Beyond the Future Pty Ltd & Du Preez Family Pty Ltd working in conjunction with Amber Werchon Property.