

# 16 Silverash Ct, Capalaba, QLD, 4157



## Leased House

Thursday, 22 August 2024

16 Silverash Ct, Capalaba, QLD, 4157

**Bedrooms: 6**

**Bathrooms: 3**

**Parkings: 6**

**Type: House**

## UNIQUE ACREAGE LIFESTYLE EXPERIENCE PLUS ADDITIONAL LIVING AREAS FOR FAMILY MEMBERS!!!

### UNIQUE ACREAGE LIFESTYLE EXPERIENCE

Situated on an elevated 6,065m<sup>2</sup> (1.5 acre) block in a quiet cul-de-sac is this sprawling residence.

This large entertaining home offering multiple appealing features - the genuine dual-living property includes;

#### UPSTAIRS - FULLY DUCTED AIR-CONDITIONING;

- Carpeted lounge room with ceiling fan.
- Huge main bedroom with ceiling fan, large and spacious walk in wardrobe and ensuite with spa bath.
- Spacious bedrooms 2, 3 & 4 with ceiling fans and built-in wardrobes.
- Bathroom with separate shower and spa bath (separate toilet).
- Large walk- in linen closet with ample space.

#### DOWNSTAIRS - DUCTED AIR-CONDITIONING TO ALL AREAS EXCEPT GRANNY FLAT AREA.

- Huge 5th bedroom with built-in wardrobe (connected through office/study).
- Carpeted Office/study room (connected from entry with access through to bedroom 5).
- Spacious combined formal dining and living room.
- Large open plan dining, kitchen and family room (Kitchen with gas stove, dishwasher & electric oven. \*Built in coffee machine does not work & is not included in the tenancy\* ), (family room with large built-in TV cabinetry)
- Separate rumpus room with built in BAR fitted with cabinetry and sink.
- Separate Theatre room with projector and screen - Built-in TV cabinetry.
- Internal laundry with ample cupboard space.

#### GRANNY FLAT - CONNECTED OFF ENTRY WAY - NO DUCTED A/C TO THIS AREA.

- Large carpeted lounge room with ceiling fan.
- Bedroom 6 with ceiling fan and built-in wardrobe.
- Bathroom with shower and toilet.
- Combined Kitchen & dining (with gas cooktop/oven and ceiling fan).

#### ADDITIONAL PROPERTY FEATURES INCLUDE;

- Ducted vacuum system servicing both levels.
- Intercom
- Alarm system at tenants cost
- Spacious stainless steel kitchen area with ceiling fan.
- Massive covered entertainment area perfect for entertaining.
- Covered gazebo.
- 4 car carport to left.
- 2 car carport on right side.
- Huge concrete parking/vehicle storage area.
- 2 car 6m X 6m shed + full gated side access.
- Secure block with electric gates.
- 7.5kw solar panels.
- Fenced yard.

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IMPORTANT PROPERTY NOTE - THERE IS SOME FURNITURE ITEMS THAT WILL REMAIN IN THE PROPERTY AS COURTESY ITEMS ONLY AND WILL NOT BE REPLACED - ALL ITEMS WILL BE LISTED IN THE ENTRY CONDITION REPORT.

This home is conveniently close to all local amenities including; local parks and walking trails.

Maridale Park shops, Sheldon College, Capalaba College & Coolnwynpin State are nearby.  
Capalaba Park & Capalaba Central Shopping Centre/Cinema only a short distance away.

Dual-living homes of this quality, size and calibre are rarely available and highly sought-after.

PLEASE NOTE: We do require you to inspect the property prior to any applications being processed. Application forms will be made available at the inspection or in our office at front reception.

PM - SN

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