

22 Silverdell Crescent, Parkinson, QLD, 4115



House For Sale

Monday, 2 September 2024

22 Silverdell Crescent, Parkinson, QLD, 4115

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



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Newly refurbished solid brick and tile lowset with POTENTIAL GRANNY FLAT on a gentle hill!!!

Auction Location: Onsite

Tired of search for a property that will tick all your boxes? Well your search STOPS HERE!

Welcome to 22 Silverdell Parkinson. Sitting comfortably on a large land size block of 761sqm this property offers so much more than meets the eye. Positioned on the higher side of the street, you get to watch spectacular sunsets everyday. Having an elevation of 36m above sea level, the front of the house offers great suburban view and being high up also allows natural breezes throughout this property 24/7.

Recent refurbishments (listed below) have certainly given this property a complete "makeover". The newly rendered exterior & painted interior and external walls promotes a brand new feel giving the impression that this may be a NEW BUILT!

Internal renovation such as new flooring, new carpets, new lights and of course newly painted walls has also rejuvenated the age of the house making it look at least 20 years younger.

Located only 10 minutes walk to the most scenic and beautiful lake and park on the southside called LAKEWOOD, this property offers city living convenience and lifestyle. Its proximity to all the public amenities, education hubs, public transportation, access to highways and arterial road all adds up to boost the value of this property. Positioned in one of the VERY BEST pocket of Parkinson, be quick to buy it !

Being empty at the moment, this is a great opportunity for owner occupiers to buy it and move in within 30 days or earlier. However, this property will also make an excellent investment home as it offers high rental return especially if you add another granny flat at the rear of it (STCA). See potential rental below.

Property Features:

- 4 Bedrooms
- 2 Bathrooms (1 ensuite & 1 family bathroom)
- 1 Open Plan Kitchen
- 1 Large living area
- 1 Extra living area
- 1 Separate good size dining area
- 1 Stand Alone Laundry
- 2 Lock Up Garages

Additional Features:

- NBN internet
- A/C in dining and living area
- Extra 500sqm of empty land for GRANNY FLAT
- Wide 20m frontage for extra car park

Recent Refurbishments:

- New Kitchen benchtops, cupboards, stove and oven
- New Carpets in every bedroom and living areas
- Added hybrid flooring
- New Blinds
- New Lighting
- New Security screens
- New side gates
- Epoxy flooring added to the garage

- Newly painted interior and exterior
- Rendering across the house's exterior
- Newly installed garage electric motor and recently serviced
- New fencing on left hand side of property (Colorbond to be installed)

Additional Information:

Council Rates: \$595.10 per quarter

Water Services: \$588.49 per quarter (including water usage)

Rental Appraisal:

Main House: \$780 - \$830 / week

1 Bedroom Granny Flat (80sqm) \$400 - \$450 / week

School Catchment Area: Calamvale Community College

Location:

SHOPPING:

- Drakes Algester: 900m away
- Calamvale Central: 6.1 km away
- Sunnybank Hills Plaza: 5.4 km away
- Parkinson Cafe: 900m away

EDUCATION:

- Calamvale Community College Primary + Secondary (CATCHMENT): 3.4 km away
- Wisdom College: 4.5 km away
- Stretton State College 3.3 km away
- Griffith University: 11.3 km away
- QUT University: 22.4 km away
- UQ University: 23.2 km away
- TAFE Acacia Ridge: 6.8 km away
- University of Southern Queensland: 21.5 km away

Child Care Centres:

- SunKids Sunnybank Hills: 5.2km away
- Early Learning Centre: 750 meters away
- Nottingham Early learning: 2.4km away
- Avenues Early Learning Centre: 2.4km away
- Parkinson World of learning: 2.3km away

TRANSPORT:

- Motorway Access: 2.4 km away
- Nearest Bus Stop: 750 meters away
- City: 23 km away
- Public Transport: 750m away

HEALTH:

- Logan Hospital 15km away
- Matar Hospital 20.6km away
- Princess Alexandra Hospital 17.1km away
- Sunnybank Private Hospital 9.9km
- National Dental Care Algester: 3.4 km away
- Healthy Smile Calamvale: 2.7 km away
- Veterinary clinic: 1.6km away

- 📍Algester Sports Club: 2.5 km away
- 📍Parkinson Aquatic Centre: 2.4 km away

PARKS:

- 📍Lakewood Park: 950m away
- 📍Silverdell Crescent Park: 53m away

With so few properties for sale in this suburb, this will be up for grabs for sure and will be gone fast! So, hurry call Listing Agent now or come along for our Open Homes and Don't Miss Out Again !

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