

27 Silkwood Court, Glenore Grove, Qld 4342



House For Sale

Saturday, 29 June 2024

27 Silkwood Court, Glenore Grove, Qld 4342

Bedrooms: 3

Bathrooms: 3

Parkings: 3

Area: 1 m2

Type: House



Paul Lunin

0439047659

\$1,250,000

Nestled in the serene Silkwood Court cul-de-sac, this exceptional contemporary residence offers a harmonious blend of luxury, functionality, and sustainability. Set on a sprawling 1-hectare property with panoramic views and tranquil surroundings, this home is meticulously designed to cater to the demands of modern living.

Property Highlights-Prime Location- Located in Silkwood Court, known for its picturesque acreage properties and breathtaking views. Nearby conveniences include Aldi, Woolworths, Bunnings, hotels, medical services, restaurants, and more, all just a short drive away.

-Building Advantages- The site boasts favourable fire ratings and requires no BAL compliance, facilitating straightforward construction processes.

-Education Access- Within walking distance to Sophia College and a short drive to other schools, making it ideal for families seeking educational proximity.

-Development Potential- With 10,000m² of land, the property offers potential for subdivision (STCA), providing flexibility for future expansion or investment opportunities.

-Easy Access- The driveway, made from recycled concrete, ensures durability and minimal upkeep, enhancing accessibility to the property.

-Land Features- Fully fenced ready for your furry friends, Includes gentle slopes, a picturesque dam, and lush green pastures, combining aesthetic appeal with practical usability.

-Unique House Design- This distinctive contemporary home spans 207m² internally, complemented by 90m² of covered terraces. Built with a robust 90mm steel frame and prepared structurally for basement stairs, it offers both strength and potential for additional development.

Home and Garden Features:-Accessibility and Comfort- Features a no-steps ramp for easy entry, catering to all residents including those with mobility needs. Convenient access points also facilitate hassle-free deliveries.

-Outdoor Living- Multiple covered terraces ensure year-round enjoyment with minimal maintenance, perfect for leisure and entertainment amidst the serene environment.

-Energy Efficiency- Fully compliant with energy efficiency standards, the home includes 100mm insulation, a 6kW solar panel system with a single-phase inverter, and ducted air-conditioning and heating with a 6-zoned control panel.

-Luxury Amenities- Enjoy a sauna room equipped with a Finnish steam happiness sauna and electric hot stoves, providing a luxurious retreat for relaxation and wellness.

-Modern Kitchen- The kitchen boasts a practical breakfast island, a spacious butler's pantry, combining style with functionality.

-Additional Features-Includes a versatile media room or potential fourth bedroom, linen cabinets with soft-closing doors, a piped-in large fridge with cool water tap, and extensive storage space under the house suitable for vehicles or recreational use.

Living Costs and Neighborhood:Financial Details: Average rates \$2,617.00 per 6 month period, water usage (there is a town water connection and rain water tank), and electricity expenses are subsidised by solar, demonstrating the home's efficiency and affordability in ongoing living expenses.

Community Environment: Enjoy a welcoming neighbourhood with minimal criminal activity, ensuring peace, privacy, and a secure living environment. Don't miss this rare opportunity to own a meticulously designed home that blends luxury with sustainability in a sought-after rural setting. Schedule your private viewing today with Paul Lunin and experience the pinnacle of modern acreage living.