

47 Silvara Circuit, Capalaba, Qld 4157



House For Sale

Monday, 8 July 2024

47 Silvara Circuit, Capalaba, Qld 4157

Bedrooms: 3

Bathrooms: 2

Parkings: 2

Area: 600 m2

Type: House



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FOR SALE

WALK TO SCHOOL! WALK TO SHOPS! WOW FACTOR THEATRE ROOM! Nestled on a large and useable 600m² block in a popular and sought after Capalaba location. This is a quality built 'Tony McCarthy' low-set home built approximately 1995 constructed of brick veneer with tiled roof. A quiet position with stunning parkland backdrop. This is Coolnwynpin State School and Capalaba State College catchment area. Major shopping, transport, parkland, cinemas, and sporting facilities are very close by. Local shops are footsteps away across the park. Brisbane city and the airport are within easy reach. Moreton Bay, access to ferry services, bay islands and the water's edge are within a 15-minute drive. The Property Situated in the sought after 'Maridale Park' estate. It is an attractive, well-maintained property with good street appeal. Comprising formal lounge, formal dining, family room and a magnificent theatre room. The property enjoys extra features such as air conditioning, a breeze master system and filtered water mains. The lounge and bedrooms have carpet whilst the dining, kitchen and family room have quality, solid timber flooring. There are handmade, custom timber fixtures and fittings throughout the property, built with quality materials to a skilled craftsman standard. Custom cabinetry appears in the master bedroom, lounge, family room and dining. The formal dining has a fantastic 'suspended' dining table. The well-equipped kitchen has induction cooktop, rangehood, electric oven, dishwasher, microwave and walk in pantry. The kitchen incorporates a breakfast bar. There are 3 bedrooms and two bathrooms including ensuite to the air-conditioned master bedroom. Bathrooms present in excellent, clean condition. A theatre room including projector, surround sound speakers, together with other high-end equipment, finishes off the floor plan. This room is most certainly the wow factor room which separates this property from all others currently on the market. This space could easily be transformed into the 4th bedroom PLUS an office if required. Outside a small entertaining patio area overlooks the backyard. It's very private and quiet with space for children and pets to run around. Grass has been replaced with Astro Turf for low maintenance gardening. This block is very special, backing on to the trees and bushland. It's a stunning tree lined backdrop. It feels like acreage living without the upkeep, and a wonderful space to entertain or relax after a busy week at work. The double garage has a 1 x remote powered door, beautifully polished concrete floor, extra storage, and a workshop area. There is potential wide side access by removing a garden bed. Features include;

- Fully fenced
- Built in robes. Walk-in robe in master
- Plenty of yard space for kids and pets
- Fly screens and security grilles
- Ceiling fans
- Split system air conditioning, plus ceiling mounted air condition, and breeze master system.
- Electric hot water system
- Attractive street appeal
- Well maintained and well presented inside and out
- Popular location close to amenities
- Fully equipped theatre room
- Astro Turf back yard
- Street appeal with light brick and fresh mulch and planting
- Filtered water mains
- Side access
- Quality Tony McCarthy home
- Fitted custom features throughout
- Solid timber flooring
- Multiple storage solutions throughout
- Private & quiet location

Stunning parkland outlook- Theatre room including all equipment- Split system air conditioning- Filtered mains water system- Quality built Tony McCarthy home- Stunning parkland backdrop- Immaculate presentation- 5 minutes to all major amenities- Attractive street appeal

THEHOOPLYTEAM are in town!