

# 48 Cothill Road, Silkstone, Qld 4304



## House For Sale

Tuesday, 2 July 2024

48 Cothill Road, Silkstone, Qld 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 1012 m2**

**Type: House**



Tina Giles  
0733436388



Troy Boettcher  
0733436388

## Offers Over \$899,000

This home is sure to make your heart sing with its stunning street appeal! From the white picket fence with arbour, to the freshly painted exterior in modern and on trend colour scheme, there's so much to fall in love with. Situated on one of the area's most desirable streets and well known for its premium residences and prime location, Cothill Road provides a lifestyle that very few can rival. While the front verandah provides the perfect space for a morning coffee and reading your favourite magazine, the expansive 1,012 m2 leafy allotment offering ample rear yard access means you're getting the complete package. The home is oozing with period features including VJ walls, freshly polished pine floorboards, coloured glass windows and fret work throughout which has been highlighted by fresh interior paint also with a subtle colour scheme that is the perfect backdrop for any décor. As you enter the front door, the traditional hall leads to three bedrooms. With two of these bedrooms adjoining the enclosed side verandah providing additional living spaces; the room off the main bedroom could be utilised as an office space or a parent's retreat, whilst the additional room off the third bedroom could be used as a study or play area for the kids. The separate dining area enjoys a southern aspect and adjoins the kitchen. The separate living area has a beautiful feature of coloured glass windows. As a bonus the roof has been recently replaced, plus the stumps have been updated to concrete and steel throughout. Under the house has been fully concreted which has created an ideal space to relax on a hot summer's day or great for extra storage.

In brief: \*3 spacious bedrooms – 2 of which have adjoining multi-purpose rooms \*Air-conditioned main bedroom \*Freshly painted both inside and out \*Security grills and flyscreens \*1,012 m2 block with rear yard vehicle access with plenty of space for a pool and shed \*Large dining area adjoining the kitchen featuring ample bench and cupboard space + breakfast bar \*Family sized lounge room at the rear boasting coloured glass windows \*Period features including original fret work inside & out, VJ walls & polished pine flooring \*Near new roof + a combination of concrete & steel stumps \*Full length front verandah with amazing views \*Concreted space under the house can be utilised in many different ways \*Blue chip location within walking distance to Sacred Heart Primary School \*Vacant and ready to move in Contact Tina or Troy for the opportunity to secure this amazing piece of real estate today!

\*\*Disclaimer: All information is provided in good faith and is accurate to the best of our knowledge, but House Property Agents takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision.