







Gilston, 22 Silvereye Circuit

IMPECCABLY PRESENTED FAMILY HOME - NOT AVAILABLE UNTIL END JANUARY

4 2 2 1

For Lease
Please Call

View
ljhooker.com.au/5GD7F41

Contact
The Leasing Team
leasing@ljhgc.com.au

An impeccably presented family home with a gorgeous bushland outlook at the rear. Boasting a generous floorplan that will easily cater to the demands of the growing family, residents of this highly sought after estate enjoy a beautiful family friendly lifestyle surrounded by lush natural bushland and wildlife whilst still being within close proximity to all the best things the Gold Coast has to offer.

PROPERTY FEATURES:

* Very generous family friendly floorplan featuring four bedrooms with built in robes including a spacious master bedroom with an impressive walk-in robe and ensuite featuring a double vanity and separate toilet

* In the upper level of the home off the children's bedrooms there is a separate study space and an additional media / lounge / rumpus room. This section of the home is perfect for use as a teenager's retreat

LJ Hooker

LJ Hooker Nerang
(07) 5581 4422

Disclaimer: All information contained therein is gathered from relevant third parties sources.
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

* Sitting on a very private usable parcel of approximately 782m2 backing to reserve, the block is fully fenced for your children and pets to enjoy
* Auto double lock up oversize garage with internal access to the home provided and plenty of additional concreted parking space in front of the home for those needing to park a boat, trailer or caravan
* Garden shed at the rear of the property to help store the pool toys and yard equipment
* Sparking saltwater swimming pool with an incredible bushland backdrop for you to enjoy all summer long
* 1.5kw solar system with 8 panels installed (3kw inverter in place for future upgrades) to help minimise the electricity bills for the home
* Rainwater tank that supplies water to the toilets and laundry to help minimise water usage
* Covered alfresco space extending out from the living room and overlooking the pool, with an incredible bushland outlook you will never tire of. An amazing spot to enjoy your morning coffee
* Split system air conditioning right throughout the home to help keep the family comfortable year round
*The stunning raked ceiling to the main living area adds a certain amount of character to the home and gives an overwhelming feeling of space when you step into it
* Functional kitchen featuring an island bench, electric cooktop and SS oven and dishwasher

Centrally located within a short drive to the local shops, schools including Gilston, Nerang State School and St Brigid's Primary School, local parks, and amenities, with easy access to the convenience of the M1 motorway and the Nerang Train Station. Some of the world's best beaches on the Gold Coast are also only a short drive away.

** ARRANGE AN INSPECTION TIME ONLINE**
** REGISTRATION REQUIRED **

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs, you will receive a text informing you of the cancellation. Once registered, you will receive and email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Due to the current situation, open homes are attendance limited, if you are unable to register for an inspection, register your interest and you will be notified when/if another open is scheduled.

** IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER **

Disclaimer: In preparing this information LJ Hooker has used its best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants and buyers should make their own enquiries to verify the information contained herein. *On application, pending owner approval.

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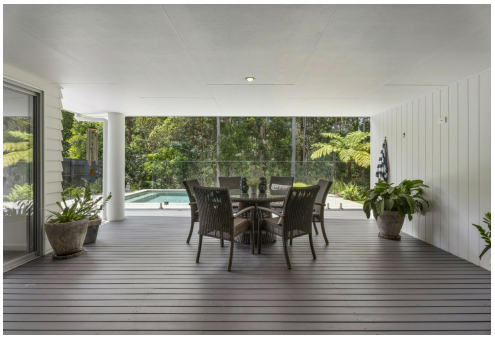
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Photos used in advertising may differ from the current state of the property. We endeavor to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.











More About this Property

Property ID	5GD7F41
Property Type	House
Land Area	782 sqm
Including	Study Air Conditioning Pool Outdoor Entertaining Built-in-Robes

The Leasing Team
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22 SILVEREYE CIRCUIT, GILSTON

4 2 2

Internal: 234m² I External: 48m² I Total: 282m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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