

Gilston, 22 Silvereye Circuit

IMPECCABLY PRESENTED FAMILY HOME BACKING TO RESERVE

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.

An incredible opportunity to secure a quality family home in a desirable Gilston position just in time for Christmas. We welcome your attendance at the open home and we encourage you to act quickly to avoid disappointment!

This Property Also Includes;

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

4	2	2	1
---	---	---	---

For Sale
EXPRESSIONS OF INTEREST

View
ljhooker.com.au/5GA5F41

Contact
Michael Folkard
0402 656 246
michael@ljhgc.com.au



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.

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

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

Sparkling 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.

Please contact Michale Folkard from LJ Hooker Gold Coast to register your interest today!

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website. This property is being sold by auction or without a price and therefore a price guide can not be provided. The website may have filtered the property into a price bracket for website functionality.



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.

More About this Property

Property ID	5GA5F41
Property Type	House
Land Area	782 m ²
Including	Study Air Conditioning Pool Outdoor Entertaining Built-in-Robes

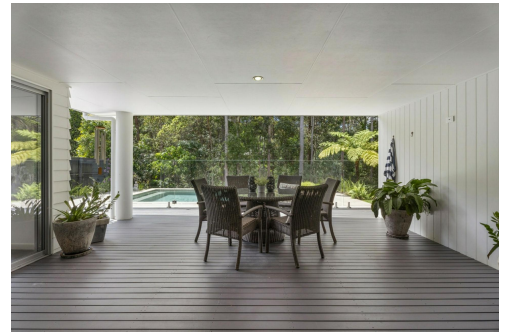
Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor | michael@ljhgc.com.au

LJ Hooker Nerang (07) 5581 4422

2-4 New Street, NERANG QLD 4211

nerang.ljhooker.com.au | nerang@ljhgc.com.au



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.

**LJ Hooker Nerang
(07) 5581 4422**



22 SILVEREYE CIRCUIT, GILSTON

 4  2  2

Internal: 234m² | External: 48m² | 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.

