



13 Silvermere Terrace, Modbury Heights

Family Entertainer Ready for Next Chapter

Open up the next page of your real estate journey with this family entertainer that is sure to impress. Built in 1983, this well-maintained, large and loved home is being released to the market for the very first time, catering perfectly for the upsizers, larger families or the frequent entertainers.

The floorplan has been thoughtfully designed with the family in mind. The dual living areas creating key spaces for formal and everyday living, not to mention stepping out to your year-round outdoor entertaining area with the large pitched pergola overlooking the crystal blue waters of the inground swimming pool.

Features you will love:

- Master bedroom featuring walk in robe and updated ensuite with floor to ceiling tiles
- All additional bedrooms with built in robes
- Main bathroom with external toilet
- Light filled formal living and dining room
- Country-style timber kitchen with gas cooktop, updated oven and dishwasher
- Central family room with sky-light and French doors connecting

4 2 2

FOR SALE

Please Call

AGENTS

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AGENCY

LJ Hooker Property Specialists
(08) 8289 6660

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.

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- indoor and outdoor living
- Large pitched pergola outdoor entertaining area
- Immaculate in-ground, fibreglass, salt water swimming pool with automatic robotic cleaner included
- Two garden sheds equipped with electricity plus pool equipment shed
- Dual carport with automatic panel lift roller door
- Ducted evaporative air-conditioning throughout
- Two gas log fire places in located in main living areas
- Chubb monitored security system available for continued subscription
- 710sqm approx. Torrens-Titled allotment
- 5kw solar system PLUS 15kw Tesla Battery included

The location speaks for itself. Local shopping is only a stone's throw away at Para Vista or Modbury Heights Shopping Centre or go for a short commute to larger precincts such as The Grove or Tea Tree Plaza. Local parks, reserves and public transport are all located at the end of your street for enjoyment and convenience. Schooling is in abundance, with a selection of public and private schooling only moments away including Kings Baptist Grammar School, Pedare and Gleeson College, as well as East Para Primary and Keithcot Farm Primary School.

Get in touch today to register your interest!

All information provided has been obtained from sources we believe to be accurate, however, we cannot guarantee the information is accurate and we accept no liability for any errors or omissions (including but not limited to a property's land size, floor plans and size, building age and condition). Interested parties should make their own enquiries and obtain their own legal and financial advice. Should this property be scheduled for auction, the Vendor's Statement may be inspected at our LJ Hooker Property Specialists Real Estate office for 3 consecutive business days immediately preceding the auction and at the auction for 30 minutes before it starts.
RLA 208516

MORE DETAILS

Property ID	2D3XGJU
Property Type	House
Land Area	710 m2
Including	Air Conditioning
	Ducted Cooling
	Evaporative Cooling
	Alarm
	Pool
	Spa
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Solar Panels

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241m²

TOTAL

146m²

Living

65m²

Verandah

7m²

Shed

23m²

Carport

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

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