



31 Kalangara Road, Silverdale

## Spacious Family Living!

Set on a spacious 800.1 sqm\* corner block in the popular Cascades Estate, this well-designed home offers plenty of room for the whole family, both inside and out. The corner position provides excellent street presence along with added space, privacy, and flexibility.

The layout includes four bedrooms, all with built-in robes, plus a multi-purpose room, perfect as a home office or playroom. The main bedroom features its own ensuite and walk-in robe.

This home offers two living areas, providing flexibility for both everyday living and entertaining, while the kitchen is centrally positioned with ample storage and a dishwasher already in place.

Ducted air conditioning ensures year-round comfort, and the home presents an easy, functional layout suited to modern family life.

Outside, the home features an undercover alfresco area, creating the perfect space for year-round entertaining, outdoor dining, or relaxing with family and friends while overlooking the backyard. The large yard offers a perfect blank canvas for landscaping or future additions, with plenty of space to create your ideal outdoor setting. Whether entertaining, relaxing, or planning future improvements, the possibilities are endless.

4  2  2 

### FOR SALE

Expressions Of Interest

### VIEW

Sat 18th Apr @ 12:15PM - 12:45PM

### AGENTS

Mitchell Crawford  
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Tanisha McKenzie  
0437 154 019  
tanisha@ljhunitedgroup.com.au

### AGENCY

LJ Hooker United Group  
1800 486 4833

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**

A great opportunity to secure a well-sized home in a sought-after estate, offering space, flexibility, and strong future potential.

- Approx.

^ Subject to Council Approval.

Webpage enquiries must include a contact number and email address to receive a response. Photo ID is required for all inspections. While care has been taken in presenting this information, prospective purchasers should confirm details independently.

## MORE DETAILS

|               |          |
|---------------|----------|
| Property ID   | T6J1T    |
| Property Type | House    |
| Land Area     | 800.1 m2 |

**Mitchell Crawford 0421 504 007**

Principal | [mitchell@ljhuntedgroup.com.au](mailto:mitchell@ljhuntedgroup.com.au)

**Tanisha McKenzie 0437 154 019**

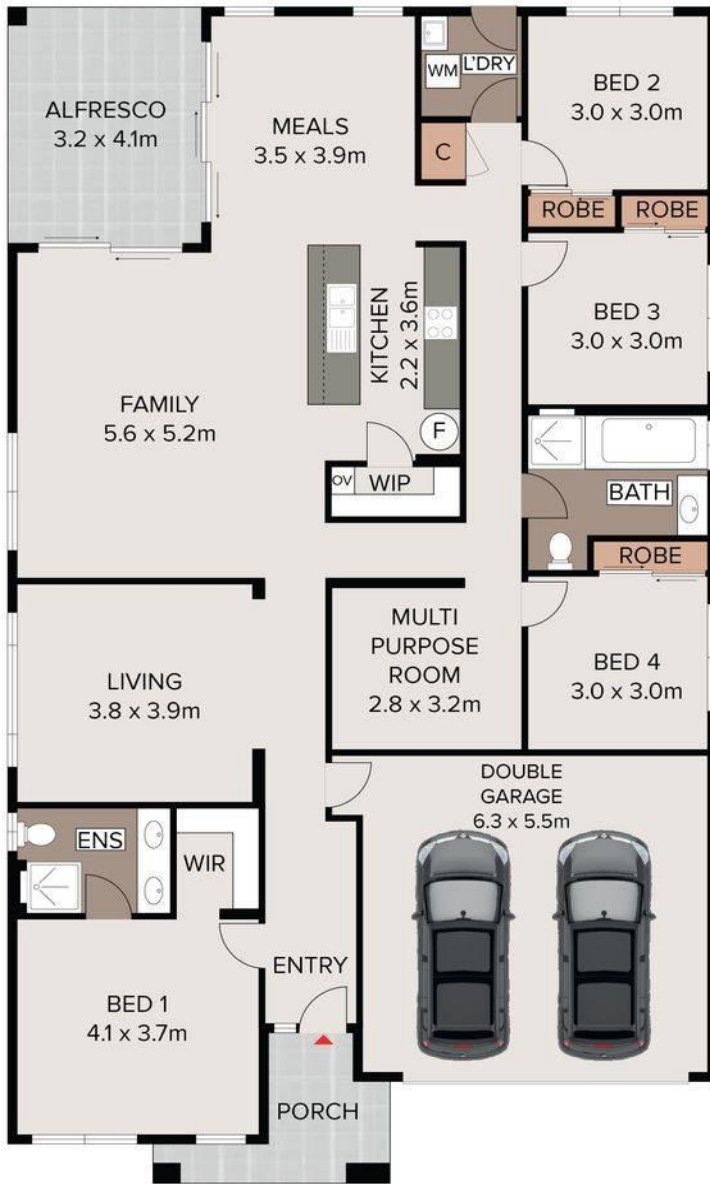
Sales Executive | [tanisha@ljhuntedgroup.com.au](mailto:tanisha@ljhuntedgroup.com.au)

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Disclaimer: Floor plans and site plans are intended as a guide only. They are not part of any legal document or title and are subject to errors, omission, and inaccuracies and should not be used as reference. Sizes and dimensions are approximate only. Interested parties should make their own enquiries. **Floor plan by : Flex Media**

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