

**6 Madden Street, Silkstone, Qld 4304**



**House For Sale**

Wednesday, 8 January 2025

6 Madden Street, Silkstone, Qld 4304

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 2**

**Area: 607 m2**

**Type: House**



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## Offers Over \$639000

This charming high set home offers comfortable living with three generously sized air-conditioned bedrooms upstairs, along with ample space to expand downstairs. Ideal for entertainers, the property boasts a large, modern kitchen and a massive, covered entertainment area complete with a built-in BBQ. Additionally, there is a utility room and a second toilet downstairs for added convenience. The fully fenced backyard, with side access, provides a fantastic opportunity for those wanting to add a shed or pool. For those looking to relax, a separate fire pit area is perfect for cool evenings, or you can unwind on the covered rear veranda and enjoy views of the park. Key Features: -3 large bedrooms, all with ceiling fans, split-system air conditioning, and built-in wardrobes in the master bedroom. -Spacious air-conditioned lounge with polished pine floors. -Modern kitchen with plenty of cupboard space, a large breakfast bar, center sink, and dishwasher. -Separate dining area. -Renovated bathroom with a separate bath and shower. -Covered rear veranda overlooking the backyard and parkland. -Downstairs utility room and second toilet. -Expansive covered entertainment area. -3x4.5m garden shed. -Fire pit. -Fully fenced rear yard. Additional Information: PLEASE NOTE This home is Tenanted until 21/09/25 with a rental return of \$510pw Rates: \$500 per quarter (approx.) Urban Utilities: \$250 per quarter + usage. This property is conveniently located in Silkstone, close to schools, parks, clubs, pubs, and the Booval Shopping Centre. Commuters will appreciate the easy access to the Cunningham Highway, providing quick routes to Brisbane or Amberley RAAF base. For a private inspection, please contact Scot Reeves to arrange an appointment. Disclaimer: ELDERS Real Estate Ipswich has taken all reasonable steps to ensure the accuracy of this advertisement but accepts no responsibility for any errors, omissions, or inaccuracies. Prospective buyers should verify all information independently.