Lugtons

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28 Silva Crescent, Riverlea

Set high over the landscape, this Riverlea residence is a real crowd pleaser. The scenic leafy outlook enhances the relaxed feel of a home that spreads itself generously over three levels and gifts a family with four bedrooms, three bathrooms and inviting living areas. The approximate 310sqm layout effortlessly brings everyone together for meal times, leaves room for adults and kids to enjoy their own spaces and opens up to outdoor living on weekends and summer evenings. Ground level is dedicated to garaging and storage. Living dominates the first floor, which also has a double bedroom, a separate laundry and a bathroom with a corner spa bath. Kitchen, dining and sitting areas all spill onto a spacious entertainment deck with restful views of nature. The family-sized lounge lies at the front of the home, ready to greet guests. Three double bedrooms, a study and two bathrooms, including an ensuite, occupy the top-most level. All bedrooms are blessed with generous storage and picturesque views. Gas cooking, hot water and ducted heating provide practical efficiency. The property borders Hammond Park on the river, a reserve renowned for its ecological value. Hillcrest shops and schools are in easy reach. This superb and highly liveable family home, nesting in a groomed environment, offers scope for modernisation in an area where you simply can't go wrong.

4 1 3

Land area	1261 m²
Floor size	312 m²
Rates	$5,378.04





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