



## 11 Carlson Crescent, Silverdale

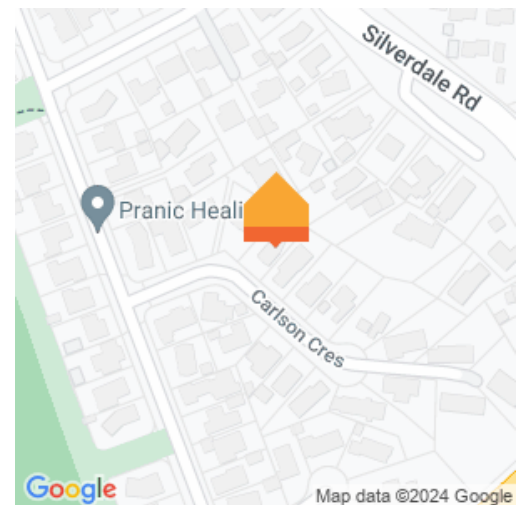
4 bedrooms, 1 car, 2 bathrooms

An entertainer's home coming to market in immaculate condition following an exhaustive freshening where 160 sqm of contemporary living and versatile entertaining sits on a manicured 653sqm freehold parcel. Conducive to relaxed or lively hospitality with elevated wrap-around decking fluidly integrating with open plan living supported by a brand-new class-act kitchen. Flexible over two spacious levels featuring three bedrooms, main bathroom with separate toilet upstairs supplemented downstairs by a rumpus/multi-purpose room and second bathroom ideal for teens. Constructed for longevity in mixed material brick, block and tile complemented inside by neutral white decor, recently laid carpets, vinyl's and updated trendy lighting. Well-suited to families at all ages and stages in zone for Silverdale Normal School, Berkely Normal Middle School, Peachgrove Intermediate, Hillcrest High and Waikato University within a short bus/bike ride. Just 10 minutes off-peak to the CBD and convenient to roundabouts and arterial routes to Morrinsville, Cambridge and

Te Awamutu. Stunning with a fresh new gloss with all the i's dotted and the t's crossed. Call Team Jack on 0800 TMJACK or 021 229 9779 for a private viewing if you can't make the open home. For an information pack, copy and paste the below link on your web browser:

<https://propertyfiles.co.nz/property/626190001>

Land area	653 m <sup>2</sup>
Rateable value	\$560,000
Rates	\$3,221.27



### Jack Ramasamy

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