

7 CANDIDO PLACE SILVERDALE

Detailed list of property Features

Home built by Metricon Homes (2018 construction and completion/ occupancy in 2019)

Franklin 40 Resort Façade 40 Squares not inclusive of 3rd car Garage or rear entertaining

- approx. 4018 sq metre lot
- Extensive views of the Macarthur, Wollondilly region.
- 2.55 Meter Ceilings on Ground and First Floor
- Lots of natural light
- 3 Phase Power
- NBN FTTP, Strong Mobile phone reception
- 10.4 KWs of Solar Panels, 10 KW Fronius Inverter with Remote Monitoring
- 3 phase, 20Kw (22Kw Heating) Ducted Aircon, with remote control WiFi, every single room a separate zone with individual flow control. Can turn the house into a sauna or Antarctica.
- Waste Water septic system with subsurface irrigation system (all sub surface lines installed in the front yard, Backyard is free of any subsurface irrigation)
- 5000 Ltr Rain Water Tank
- Alarm System with remote arm/disarm, Zone control, Motion sensors, Door/Window Alarms
- Termite barrier protection
- All ethernet ports in house (bedrooms, theatre room, down stairs study) running back to study nook
- Gas bottles for cook top

Ground Floor

- Light filled Entrance
- Study
- Home office – Workspace with custom cabinetry, cupboards and shelving
- Living Room x 2
- Powder Room
- Floor to ceiling tiles (tiled behind vanity and mirror)
- Laundry (Brand New)
- Polyurethane doors, Solid Timber Benchtops
- Soft close cupboards and drawers
- Open light filled Kitchen with soft close drawers
- Butler's Pantry
- 900 wide 5 GAS burner
- 900 wide rangehood
- Water tap to fridge
- Tiles (floor) Underneath island benchtop and kitchen bench
- Stone benchtops throughout
- Dining Room open to kitchen
- Lots of natural light, shutters to windows
- Media / Movie Room
- Ethernet port & aerial port
- Shutters to windows (motorised)

Upper Floor

- Built in robes to all bedrooms
- Study Nook
- Lots of natural light
- Currently styled as a reading nook but can be utilised as child's study or an additional WFH space
- NBN connection terminates to upstairs study nook which allows modem to be centrally located for a good wifi connection throughout the house.

Master Suite

- Balcony with stunning views of the MacArthur Wollondilly shire
- Large Premier Walk-through Robe

Master Suite Ensuite

- Full Bath tub
- Frameless oversized shower
- Floor to ceiling tiles (tiled behind vanity and mirrors)

Upstairs Family Bathroom

- Floor to ceiling tiles (tiled behind vanity and mirrors)
- Frameless shower
- Full Bathtub

Large Outdoor / Alfresco area (erected in 2023)

- 14 x 6 meter outdoor entertaining area, insulated panels, lots of down lights, perfect for year round, all weather entertaining for the largest of families.

Outdoor Power points (3 total)

- Double Garage automatic door + an extended auto Single Car Garage
- Workshop space
- Power Points throughout and on the ceiling
- Automatic roller doors