

# 117 Buxton Avenue, Yarrabilba, Qld 4207



## Sold House

Friday, 29 September 2023

117 Buxton Avenue, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 3

Parkings: 4

Area: 268 m2

Type: House



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## Contact agent

Introducing 117 Buxton Avenue Yarrabilba, arguably Yarrabilba's most prestigious Terrace Home. No Body Corporate and with a list of quality inclusions throughout, you will want to make this truly outstanding home yours now! This Plantation Terrace is built to the highest quality and will suit the discerning home owner looking for stylish living or an astute investor. This property will tick all the boxes. This gorgeous home has ample space, sophistication and style. From the moment you walk through the front door you will want to make this home yours! Complete with 4 bedrooms, 3 bathrooms and 2 car spaces - there is plenty of room for all the family. The double lock up garage has been professionally converted to a large media room, with insulation installed to the garage door and premium carpet included. A large double shade sail has been added to the property for 2 car accommodation, and the driveway extended to extra room to comfortably park your vehicles. The media room can also be converted back to a double remote lock up garage. Inside the home you will enjoy the comfort of 5 split system air conditioners, solar panels, reflective tinted glass, and the light filled open living spaces. Solar panels have been installed, and the property also has security screens and security cameras. The features of this property are endless. The floorplan is 268m<sup>2</sup> and is larger than most homes! The balcony (with adjustable awning) makes for the perfect place to entertain family and friends. The professionally installed astroturf in the courtyard makes a great play area for young children to enjoy.

117 Buxton Avenue Yarrabilba property inclusions:- Plantation Built Terrace Home- Four generous sized bedrooms with built/walk in robes- 3 Beautifully appointed bathrooms throughout- Ensuite with dual vanities- Ceiling fans- Light filled open planned living and dining rooms- Designer kitchen with 900mm gas cooking appliances, dishwasher, walk in pantry- Private balcony with adjustable awning overlooking nature reserve- Additional uncover alfresco located downstairs- Double remote-control garage - currently professionally converted to media room, can be returned to garage- Timber look flooring and high ceilings- Stone bench tops to kitchen & bathrooms- 5 x Air Conditioning units installed- Internal access from garage- Fully fenced yard- Internal laundry with additional cabinetry- Solar panels- Tinted windows- Quality Astroturf installed in courtyard- Extended concreted driveway for 2 cars and shade sail- Plumbed water for fridge- Security cameras front and back - Bracket's for TV on wall installed in 5 rooms- Power points fitted behind TV's to hide electrical cords - Mesh security doors on all doors upstairs and downstairs

This property does NOT have body corporate and is not strata titled, it is a freehold property. The Location: Approx 2 km from 117 Buxton Avenue, you can find popular places, landmarks, and attractions such as:- Local shops and supermarkets- Parks and playgrounds- Schools and childcare centers- Cafes and restaurants- Public transportation options

Don't miss out on the opportunity to own this fantastic property in Yarrabilba. Contact us today to arrange a viewing! Contact Trudy Weaver on 0429 935 125 or Ted Ferisa on 0417 402 682 for more information on this great home. Private inspections are welcome. We live here - we work here - we love here!

Yarrabilba is the perfect combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine. A new generation community ready for you to start enjoying today, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands. Everything you want in life is already within reach at Yarrabilba, with over 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four schools with more to come, four early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

COMMUNITY GROUPS: Yarrabilba Cricket Association Yarrabilba Touch Association Yarrabilba Basketball Yarrabilba Community Association/ Yarrabilba Connect

FOLD Op Shop SHOPPING: Coles Liquor Legends McGuire's Cellars Just Crazy Bargains Cignall - Tobacconist, Lottery, Newsagent and Vape store Yarramart Vape and Tobacco

GENERAL SERVICES: x2 Ampol Service Stations Yarrabilba Vet Clinic Excel Laundromat Bridgestone Tyres and Auto Auto Masters Ultratune Storage King Yarrabilba Queensland Ambulance Station Yarrabilba Fire and Rescue Station

HAIR AND BEAUTY: City Cave Thairapy Hair & Beauty BOHO Boutique Ardor Beauty Razor Bros Barber Shop Faded Ink and Barber True Nails & Foot Spa Gold Class Nails Vibe Massage and Aesthetics

PROFESSIONAL SERVICES: ITP Income Tax Professionals ACS Legal Solutions Australian Conveyancing Solutions Mortgage Choice

FOOD: Yarrabilba Coffee Hub Café 63 That Wrap Place McDonalds Dominos Crisp Pizza Jimbos Fish and Chip Golden Lor Chinese Restaurant Pikoon Thai Restaurant Yarrabilba Bakery Rainbow Bakery

EDUCATION: Yarrabilba State Secondary College Yarrabilba State Primary

schoolSt Clare's Catholic Primary schoolSan Damiano CollegeSparrow Childcare CentreHarmony Childcare CentreGrand Kids Early Learning CentreHEALTH AND FITNESS:My Health South-East Skin and MedicalYarrabilba DentalBilby DentalTerry White ChemistQMLAbsolute Physio and RehabKids Therapy ClubYarra MMALive Fit YarrabilbaAnytime FitnessSnap FitnessESN SupplementsLittle Snappers Swim SchoolPARKS AND RECREATION:Plunkett Conservation ParkWickham National Park including Wickham Peak LookoutJinnung Jalli Native Trail Gossan CircuitShaw Street Oval sporting fields, tennis, and netball courtsCurrent Parks with more to come:Darlington Park with water play areaBuxton ParkGreenstone ParkFox ParkDaybreak ParkSandstone ParkPublic gym equipment2 fenced Dog parksIt's time to call this growing community home!