

# 17 Samuel Court, Yamanto, Qld 4305

## House For Sale

Thursday, 13 June 2024



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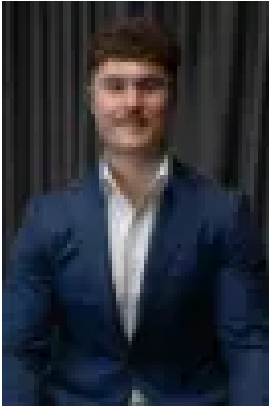
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 830 m2

Type: House



Charles Kimmorley  
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## FOR SALE

Nestled in the heart of Yamanto, this stunning family home on Samuel Court offers a perfect blend of comfort and modern convenience. Situated in a peaceful cul-de-sac, this property provides a serene environment for you and your loved ones. This residence boasts generous living spaces designed for modern family life. The open-plan layout creates a seamless flow from the living area to the kitchen and dining areas, making it ideal for entertaining guests or enjoying quality time with family. Natural light floods the interiors whilst offering utmost privacy through front tinted windows, creating a warm and inviting ambiance. This home, situated on a huge 830m<sup>2</sup> block is equipped with solar panels, separate solar hot water system plus the added convenience of solar storage batteries for energy efficiency and all year power stability, an inground pool perfect for summer relaxation and a games room or parents retreat providing extra living space. Security is paramount with a Crimsafe front security door and security on all other windows and doors. For year-round comfort, the property features ducted air conditioning and ceiling fans in all bedrooms. Three of the bedrooms include built-in robes, while the master suite boasts a walk-in robe and large ensuite. The double lock-up garage comes with an electric roller door and side gated rear yard access. The kitchen is fitted with a new 900mm Euromaids gas cooktop and electric oven, plus a dishwasher. LED downlights throughout and beautiful timber-look flooring add to the home's modern appeal. Outside, the property features a large outdoor entertaining area perfect for hosting weekend barbecues or creating a lush garden oasis, offering endless possibilities. This home is walking distance to the recently renovated Aldi, the new Yamanto Central Shopping Centre with Coles, Kmart and a wide variety of stores plus the Yamanto Shopping Village with Woolworths and loads of specialty stores, bus transport at your door and quick highway access to Brisbane. Complimenting this ease and convenience is the short drive to the Amberley District (Yamanto) State Primary School and neighboring Child Care Centre, the Winston Glades Shopping Centre, Booval, Dinmore, Springfield or Ipswich Train Stations, local entertainment and sporting venues including highway access directly onto the Cunningham Highway or new Centenary Highway extension. Don't miss out on this fantastic opportunity to secure a home in one of Yamanto's most sought-after locations. Listing agent: Charles Kimmorley & Andrew Debattista Don't be disappointed, call me now - I'm waiting for your call. NGU Real Estate Ripley - The Kimmorley Group Results Speak Louder Than Words