

# 18 Splendour Circuit, Yarrabilba, Qld 4207



## House For Sale

Wednesday, 12 June 2024

18 Splendour Circuit, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Alison Afchal  
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## **OFFERS OVER \$649,000**

Surrounded by parkland and situated within the highly sought-after part of Yarrabilba this spacious single-level family home offers a tremendous opportunity to secure your next family home or keep the current tenants for a great long term investment. The home consists of 4 large bedrooms, all with carpet, built in wardrobes and ceiling fans. The master bedroom includes an ensuite with a huge double shower, walk in wardrobe & air-conditioner. The main bathroom features both a shower and bath as well as a separate toilet. There is a large air-conditioned open plan kitchen and living area flowing out to the covered patio and fully fenced yard. The kitchen features stone bench tops, stainless steel appliances, dishwasher and ample bench and cupboard space. Additionally the home also includes a separate study nook near the front entrance for a perfect home office, built-in laundry with direct outdoor access and additional built in storage with a double remote garage. Property is currently tenanted until November 2024 at \$550 per week with a current rental market appraisal of between \$580-\$600 per week. PRIVATE INSPECTIONS CAN BE ORGANISED WITH APPROPRIATE NOTICE GIVEN TO TENANTS. PLEASE CALL OUR OFFICE TO ORGANISE YOUR PRIVATE INSPECTION TODAY. THIS PROPERTY WILL NOT LAST LONG!