

**24 Yarabah Crescent, Shailer Park, Qld 4128**

**Raine&Horne.**

**Sold House**

Tuesday, 15 August 2023

24 Yarabah Crescent, Shailer Park, Qld 4128

**Bedrooms: 5**

**Bathrooms: 3**

**Parkings: 2**

**Type: House**



Alex Simule  
0733866700

## Contact agent

Proudly presenting 2 lovely homes on a huge block of approx. 1172m<sup>2</sup> in the beautiful Shailer Park, one of the best suburbs in the south-eastern corridor, and in close proximity to the Hyperdome Shopping Mall, restaurants & cafes, gyms, local schools, childcare centres and a hub of numerous businesses and services. M1 Motorway is conveniently within handy reach for travelling to Brisbane city or Gold Coast. If looking for investment, these could be rented out to two families with a nice potential rental return, or if wanted to buy as owner occupier this would be the ideal home for families with parents or in-laws who want convenience at their fingertips to utilise this fantastic property.

**The main house:** A double storey, brick veneer home comprising of a generous front lounge equipped with cosy fireplace, well-appointed kitchen with dishwasher, electric freestanding stove and 2 wall pantries, and adjacent to the meals area. The cosy step-down family room is nicely tucked away but still well connected to the rest of the house, making family time enjoyable with plenty of space for the everyone, and the large, newly built outdoor entertaining area can be accessed from both dining and family room, ideal for entertaining or hosting family gatherings, meals and celebrations. The modern bathroom on the ground level has been recently renovated with floor to ceiling tiles, and the laundry has a convenient chute from the 1st floor, saving time with the washing for the whole family. The 4 bedrooms are situated upstairs, and the large master bedroom has a huge WIR with lots of space available. A 2-way bathroom is accessible from the master bedroom and the rest of the floor and is equipped with bath tub, linen cabinet and 3-in-1 light fixture, plus an extra powder space and separate toilet. A double car garage has internal access and extra space that can be used as a workshop or storage. The additional features available are split system air conditioners and ceiling fans, downlights, CCTV, storage spaces, solar hot water and a wide side access to the rear through side gates.

**Granny flat:** Freshly built and displaying modern indoor and outdoor features, has a strong steel frame structure and colourbond roof to withstand any elements. The spacious lounge is equipped with split system air conditioner, ceiling fan and adjoining the nice kitchen which has dishwasher, electric oven and cooktop, and easy to look after tiled floors. The bathroom incorporates laundry, and has a clean line of floor to ceiling tiles. The bedroom has ceiling fan and can access the front uncovered patio through the secure sliding door. Available here is a side double car parking area and ample extra parking spots around the area. With so much to offer, you need to see it to believe it, come to inspect and secure this great property.

**Disclaimer:** We have taken our utmost care in preparing this information used our best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective purchasers should make their own enquiries to verify the information contained herein. Photos for illustration purposes only !