

30 Lowthers Street, Yarrabilba, Qld 4207



Sold House

Sunday, 13 August 2023

30 Lowthers Street, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 463 m2

Type: House

\$595,000

Welcome to 30 Lowthers Street, your golden ticket to an exceptional investment opportunity! Or a home for families to call their own. **Property Highlights:** This spacious family home is a quality 2016 build, beautifully designed. The property has four bedrooms, two bathrooms, and a two-car garage with an inside door leading to the backyard. There is also a patio and a decent backyard. It sits on a 463 square meter block in a peaceful and welcoming neighbourhood, making it a perfect place for families to call home. Positioned within walking distance of the state primary school and award-winning Darlington Park, your family will enjoy making the most of the outdoors. **Investment Potential:** Are you looking for a property that brings immediate rental income and long-term appreciation? Look no further! A responsible tenant has diligently maintained this home, presenting an attractive turnkey investment opportunity for discerning buyers. Currently, it has a lease until Mid-February 2024. The current rental rate for this property is \$500 per week. However, a new appraisal suggests that similar properties in the area are renting for \$530 to \$550 per week. The property's location and the neighbourhood's charm ensure a steady flow of potential renters, making it an excellent addition to your investment portfolio. **Beautiful Floor Plan:** Step inside to discover an enchanting floor plan that exudes warmth and comfort. Living room next to the entrance, beautifully finished kitchen, oven and stainless steel dishwasher, Open plan dining and Family area that leads to a beautiful alfresco, 2 x Split system air conditioners, Double remote garage, Fully fenced yard, Separate Laundry and toilet. The spacious layout has been thoughtfully designed to maximize natural light, creating an inviting ambience throughout. The four well-appointed bedrooms offer ample space for families or professionals seeking a peaceful retreat. **Location, Location, Location:** Yarrabilba is a thriving community that currently has around 11,000 residents. It offers a range of amenities, including 4 schools, 4 childcare centres, and 1 kindergarten. In addition, there are currently 10 parks available and an additional 20 parks are planned for the future. Yarrabilba also has 3 hectares of convenience shopping with plans for an additional 20 hectares, including a Major Town Centre. There are currently two sporting and recreation hubs, with 5 more planned for the future. The community has already created over 1,700 onsite jobs, with over 11,300 more expected to be completed. Yarrabilba has plenty to offer, and it will only get better! **Features:** • Built 2016 • Air Conditioning in the master & dining area • Modern Kitchen & Open Dining area • Separate Living & Family room • 2 Bathrooms • Master bedrooms with ensuite and walk-in robes • Laundry located inside the home with access to outside • Undercover the alfresco area • Double remote-control garage • 463m² Block Convenience is at the forefront of this property's allure. The surrounding community boasts an array of amenities, from top-tier educational institutions to nearby recreational parks. **Act Now:** Opportunities like this only come knocking sometimes. Whether you're a seasoned investor looking to expand your portfolio or a first-time buyer considering a wise investment, take advantage of securing this gem. To schedule a private viewing or discuss investment details, kindly contact our dedicated team at Yogi 0424 836 194, Corrine 0411 142 607. We're here to guide you through every step of the process and help you make smart and rewarding decisions. Act swiftly and invest confidently in 30 Lowthers Street, Yarrabilba. Your future prosperity awaits! **Disclaimer:** Despite every effort to ensure accuracy of these images and details, no warranty is given by the vendor or the agent as to their accuracy. Interested parties must satisfy themselves by inspection or their own research. Virtual furniture may have been used in these images. However, we cannot guarantee its accuracy and do not accept liability for any errors or omissions, including a property's land size, floor plans and size, building age, and condition.