

# 37 Carnarvon Street, Yarrabilba, Qld 4207

Refined

## House For Sale

Monday, 17 June 2024

37 Carnarvon Street, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 512 m2**

**Type: House**



Alan Kuss

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## NEW TO MARKET

Are you ready to elevate your living experience in Yarrabilba? Look no further! This stunning home embodies modern luxury and spaciousness, offering everything you've been dreaming of. Step inside and be captivated by the grandeur of cathedral ceilings in the living area, which bathe the space in natural light and create a warm, inviting atmosphere. These soaring ceilings enhance the sense of openness and elegance, making every moment spent here feel extraordinary. The open-plan design seamlessly connects the living, dining, and kitchen areas, ensuring a fluid and cohesive space that is perfect for family gatherings and entertaining friends. Whether you're hosting a large celebration or enjoying a quiet evening at home, this thoughtfully designed layout offers the ideal blend of comfort and sophistication. The spacious kitchen is a chef's delight, featuring state-of-the-art modern appliances and ample counter space to accommodate all your cooking endeavours. Highlighted by a generously sized stone island bench top with breakfast bar seating, it offers both functionality and style. Whether you're preparing a quick weeknight dinner for the family or hosting a lavish special event, this kitchen provides everything you need, from abundant storage options to sleek, contemporary finishes. It's truly the heart of the home, designed to make every culinary experience enjoyable and efficient. Relax in the master suite, complete with an ensuite and walk-in robe. One of the additional bedrooms also features a walk-in robe and two-way access to the main bathroom. The remaining two bedrooms are fitted with a ceiling fan and built-in robe, providing ample space for family and guests. This home isn't just about the interior; it's also about enjoying outdoor living. Flowing seamlessly from the interior living area, the spacious alfresco features a large ceiling fan, providing a cool and comfortable space for relaxing. It's perfect for morning coffee, casual family dinners, or weekend barbecues with friends.

Features:- Media room / second living area - High ceilings throughout - Impressive stone island bench top- Walk-in pantry- Ensuite with his and her vanity- VJ Cladding in master bedroom and throughout the hallway - Ceiling to floor tiles in main bathroom - Air conditioning in the master bedroom and living room- High-quality features throughout- Large internal laundry- Double sized stacked doors opening to alfresco- Extra large custom size double lock-up garage with internal access- Fully fenced 512 m<sup>2</sup> block- Vacant on Settlement- Built in 2023- Rental appraisal: \$590.00 - \$610.00 per week

Yarrabilba is a thriving community with easy access to schools, parks, shopping, and dining options. Move to this fantastic location and enjoy the best that Queensland living has to offer. Don't miss the opportunity to make this stunning home yours. Call Alan Kuss today to arrange an inspection and experience the beauty and comfort of this property for yourself. The thriving community of Yarrabilba is located 45 km southeast of Brisbane CBD and 55 minutes from the Gold Coast. It boasts over 10,000 residents and offers:- 5 schools, 4 childcare centres, 1 kindergarten and 6 schools to come- 10 parks and 20 to come- Over 10,000 residents and over 35,000 to come- 3 hectares of convenience shopping + 20 hectares to come (including a Major Town Centre)- 2 Sport and recreation hubs and 5 to come- More than 1,700 onsite jobs created and over 11,300 to come

There is so much to enjoy and so much more to come! Disclaimer: Whilst every effort has been made to ensure the 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.