

**40 Paterson Road, Yatala, Qld 4207**



**House For Sale**

Tuesday, 30 April 2024

40 Paterson Road, Yatala, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Parkings: 7**

**Area: 6209 m2**

**Type: House**



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## Expressions of Interest

Welcome to 40 Paterson Road, Yatala! This stunning property offers a perfect blend of comfort, style, and convenience. Situated on a generous 6209 sqm of land, this spacious house boasts 3 bedrooms, 2 bathrooms, and 7-car garaging. As you step inside, you'll be greeted by a warm and inviting atmosphere. The open floor plan seamlessly connects the living, dining, and kitchen areas, creating an ideal space for entertaining family and friends. The kitchen is equipped with modern appliances, ample storage, and a breakfast bar, making it a chef's dream. The bedrooms are well-appointed and offer plenty of natural light and space for relaxation. The master bedroom features an ensuite bathroom, ensuring privacy and convenience. Outside, the expansive backyard provides endless possibilities. Whether you envision a lush garden, a pool, or a play area for the kids, this property has the space to accommodate your dreams. The 7-car garaging offers ample room for parking, storage, or even a workshop. Conveniently located in Yatala, this property offers easy access to local amenities, schools, and transport options. The nearby M1 motorway ensures a quick commute to both Brisbane and the Gold Coast, making this an ideal location for those who desire both city convenience and a peaceful rural lifestyle.

**Property Features:**

- Master bedroom with ceiling fan, walk in robe and ensuite
- 2 other great sized bedrooms with built in robes and ceiling fans
- Renovated kitchen providing ample storage options as well as modern appliances
- Combined open lounge and dining with fireplace and split system air conditioning
- Sitting room and a sun room
- Main bathroom
- Double lock up garage plus a 4 bay shed
- Separate laundry
- Solar Panel system
- In ground pool with heat pump, pool hut featuring with ceiling fan and fireplace- perfect for use all year round
- Walking distance to Rivermount College
- Council maintained pony trail to the side boundary creating a larger sense of space
- Easy access to Brisbane, Gold Coast and Scenic Rim- Mt Tamborine is a short drive away
- 12m x 9m shed with 3 phase power- designed as a workshop, however has 5 bay parking- 3 at the rear and 2 at the front
- There are 2 fireplaces and plenty of firewood!

The price guide for this remarkable property is Expressions of Interest. Don't miss out on the opportunity to make this house your dream home. Contact us today to arrange a private inspection and secure your slice of paradise at 40 Paterson Road Yatala. Important: Whilst every care is taken in the preparation of the information contained in this marketing, Ray White CFG will not be held liable for the errors in typing or information. All information is considered correct at the time of printing.