

**50 Garragull Drive, Yarrabilba, QLD, 4207**

**Sold House**

Wednesday, 21 June 2023



50 Garragull Drive, Yarrabilba, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



Sam Westaway



Blake Penhey

## **Sold By The Sam Westaway Team**

Expansive Modern Residence On A Spacious Corner Position.

Welcome to 50 Garragull Drive, Yarrabilba. Commanding an expansive corner position, this light-filled residence blends contemporary modern design with a spacious family-orientated floorplan.

Expertly designed with over 188sqm of floor space, the sizeable home features four generously sized bedrooms, a well-appointed galley style kitchen and a huge fully fenced backyard with an abundance of room for the kids to play, the pets to run around and even add a pool or shed in the future.

With lifestyle at the forefront, you'll find a variety of shopping options, schools and recreations hubs within just minutes drive. Complementing the existing infrastructure, the rapidly expanding hub of Yarrabilba has a number of schools, parks, dining and sports facilities in the works, priming it for future capital growth.

### **PROPERTY SPECIFICATIONS:**

- Spacious modern home on an expansive 590sqm corner position
- Great street appeal with established front gardens and stylish two-tone façade
- Modern galley style kitchen with gas cooktop, stainless-steel appliances and stone benchtops
- Large master suite with built-in wardrobe, stainless steel ceiling fan and contemporary ensuite
- Three generously sized remaining bedrooms with built-in wardrobes and stainless-steel ceiling fans
- Sizeable family bathroom with trendy tapware, built-in bath, floating vanity, shower and separate toilet
- Expansive open plan living, dining and family room with split system air-conditioning and glass sliders flowing outdoors
- Covered alfresco entertaining area with large fully-fenced grassy backyard and no easements
- Potential side access for boats and caravans with plenty of room for a shed STCA
- Separate walk-through laundry with storage
- Double automatic lock-up garage
- LED downlights throughout
- Vacant and ready to move in
- Land Size: 590m<sup>2</sup>
- Rental Appraisal: \$500 - \$520 per week
- Council Rates & Water: \$3,744 pa approx.
- Year Built: 2015
- [VIDEO INSPECTION AVAILABLE UPON REQUEST]

Ideally positioned just 40 minutes from the Brisbane CBD and 55 minutes from the Gold Coast, 50 Garragull Drive provides the best of both worlds. Within walking distance to multiple nearby parks, you'll also find The Markets shopping centre as well as Yarrabilba State Primary and Secondary Schools all within minutes drive. Don't miss your opportunity to secure this spacious residence for yourself!

We look forward to welcoming you home to 50 Garragull Drive.

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