

# 54 Combs Street, Yarrabilba, Qld 4207



## Sold House

Wednesday, 4 October 2023

54 Combs Street, Yarrabilba, Qld 4207

**Bedrooms: 3**

**Bathrooms: 2**

**Area: 320 m2**

**Type: House**



Aaron Riding  
1300360388



Cody Howard  
1300360388

**\$523,000**

Welcome to 54 Combs Street, a captivating and contemporary family abode nestled in the heart of Yarrabilba, one of Queensland's most dynamic and highly sought-after residential communities. This meticulously maintained property harmoniously combines modern aesthetics, spacious living spaces, and unparalleled convenience, making it the ultimate choice for families, first-time buyers, or astute investors looking to embrace a thriving suburban lifestyle. 54 Combs Street isn't just a house; it's your canvas for modern living and suburban comfort. Whether you're starting a family, expanding your horizons, or seeking a savvy investment, this property checks all the boxes. Don't let this opportunity slip away; make this house your home and join the thriving Yarrabilba community.

**Property Features:** Floorboards 2x Split  
Air-conditioning  
Shed  
Fire Pit  
Dishwasher  
Gas Hot water  
Free standing oven  
ceiling fans in each bedroom

**Property Highlights:**

**Contemporary Elegance:** As you step into 54 Combs Street, you'll be greeted by an impeccably designed interior that seamlessly blends aesthetics with functionality. The open-plan living areas are drenched in natural light, complemented by a split-system air conditioning unit, creating an inviting ambiance perfect for family gatherings and entertaining guests.

**Culinary Delight:** The heart of this home lies in its modern kitchen, boasting high-quality appliances, ample storage, and an expansive island bench. It's a haven for aspiring chefs, simplifying meal preparation and culinary creativity.

**Generous Bedrooms:** This residence offers three spacious bedrooms, each equipped with built-in wardrobes and plenty of room for customization. The master suite boasts a walk-in robe and a stylish ensuite, providing a private sanctuary for homeowners.

**Outdoor Oasis:** Step outside to the covered alfresco area, where you can relish in outdoor dining, barbecues, or simply unwind while keeping an eye on the kids in the fully fenced backyard. The low-maintenance landscaping ensures relaxation without the burden of extensive yard upkeep.

**Family-Centric Location:** Yarrabilba is renowned for its family-friendly ambiance, and this property is no exception. The neighborhood boasts top-notch schools, lush parks, and recreational facilities, making it an idyllic place to raise a family. Additionally, proximity to local shops and cafes adds to the convenience of everyday life.

**Investment Potential:** For savvy investors, 54 Combs Street presents a lucrative opportunity. Yarrabilba has witnessed robust capital growth, and with its modern amenities and family appeal, this property is poised to attract long-term tenants.

**The Location:** Approximately: 1.5 km to Yarrabilba State School  
2 km to Coles Yarrabilba  
3 km to Darlington Parklands  
4 km to Logan Village Shopping Centre  
6 km to Jimboomba Shopping Centre

At 54 Combs Street, we're not just selling a property; we're offering you the chance to become a part of Yarrabilba's vibrant community. Here, you'll find a thriving array of community groups, shopping options, essential services, health and fitness centers, educational institutions, and parks and recreation facilities, all designed to enrich your daily life.

**FOOD:** Yarrabilba Coffee Hub  
Café 63  
That Wrap Place  
McDonalds  
Dominos  
Crisp Pizza  
Jimbos  
Fish and Chip  
Golden Lor  
Chinese Restaurant  
Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery

**EDUCATION:** Yarrabilba State Secondary College  
Yarrabilba State Primary school  
St Clare's Catholic Primary school  
San Damiano College  
Sparrow Childcare Centre  
Harmony Childcare Centre  
Grand Kids Early Learning Centre

**HEALTH AND FITNESS:** My Health South-East  
Skin and Medical  
Yarrabilba Dental  
Bilby Dental  
Terry White Chemist  
QML Absolute Physio and Rehab  
Kids Therapy Club  
Yarra MMALive Fit  
Yarrabilba Anytime Fitness  
Snap Fitness  
ESN Supplements

**Little Snappers Swim School**

**PARKS AND RECREATION:** Plunkett Conservation Park  
Wickham National Park including Wickham Peak Lookout  
Jinnung Jalli Native Trail  
Gossan Circuit  
Shaw Street Oval sporting fields, tennis, and netball courts

**Current Parks with more to come:** Darlington Park with water play area  
Buxton Park  
Greenstone Park  
Fox Park  
Daybreak Park  
Sandstone Park  
2 fenced Dog parks

Yarrabilba is more than just a location; it's a lifestyle choice. Make the move to 54 Combs Street and seize the opportunity to embrace a vibrant and dynamic suburban living experience. Your new beginning awaits!