

**55 Verdi Street, Yarrabilba, Qld 4207**



**House For Sale**

Saturday, 15 June 2024

55 Verdi Street, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 522 m2**

**Type: House**



Trudy Weaver  
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## Offers Over \$649,000

Located in a quiet street, this great 4-bedroom house with a large yard is the perfect family home. Currently rented with great tenants in place this property is perfect for the investor, or someone looking to secure a great home and live in later. The living room is perfect for entertaining or relaxing, with large windows that allow plenty of natural light. The dining area is adjacent to the living room, creating a seamless flow between the two areas. The kitchen has a modern design that features stainless steel appliances, ample counter space, and plenty of storage. The property has 4 bedrooms with built-in wardrobes, and large windows that provide plenty of natural light. The master bedroom has an ensuite bathroom with a walk-in ensuite. The outdoor area is perfect for relaxation and entertaining, with a large yard that provides ample space for kids and pets to run around and play. The covered patio area is ideal for hosting outdoor gatherings and barbeques, making it the perfect place to entertain guests or spend quality time with family and friends.

**Verdi Street Features:-**

- The house features four generously sized bedrooms equipped with built-in wardrobes and ceiling fans.
- The main bedroom comes with a private ensuite, walk-in wardrobe, and Split-system Air-conditioning.
- The kitchen is equipped with an electric cooktop, a dishwasher, and plenty of cupboard space.
- The living area is an open-plan space that includes the kitchen, dining, and living rooms, all tiled for a seamless look.
- The property boasts a lovely patio, perfect for outdoor entertaining.
- The large backyard is fully fenced, making it a safe and enjoyable space for the entire family to use.

The location of the property is ideal, with easy access to shops, schools, and public transport, making it convenient and practical for families. Don't miss out on the opportunity to own this fantastic property in Yarrabilba. Contact Trudy Weaver on 0429 935 125 for more information on this great home. We live here - we work here - we love here!

Yarrabilba is the perfect combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine. A new generation community ready for you to start enjoying today, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands. Everything you want in life is already within reach at Yarrabilba, with over 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four schools with more to come, four early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

**COMMUNITY GROUPS:** Yarrabilba Cricket Association, Yarrabilba Touch Association, Yarrabilba Basketball, Yarrabilba Community Association, Yarrabilba Connect

**FOLD Op Shop**

**SHOPPING:** Coles, Liquor Legends, McGuire's Cellars, Just Crazy Bargains, Cignall – Tobacco, Lottery, Newsagent and Vape store, Yarramart Vape and Tobacco

**GENERAL SERVICES:** x2 Ampol Service Stations, Yarrabilba Vet Clinic, Excel Laundromat, Bridgestone Tyres and Auto, Auto Masters, Ultratune, Storage King, Yarrabilba Queensland Ambulance Station, Yarrabilba Fire and Rescue Station

**HAIR AND BEAUTY:** City Cave, Thairapy Hair & Beauty, BOHO Boutique, Ardor Beauty, Razor Bros Barber Shop, Faded Ink and Barber, True Nails & Foot Spa, Gold Class Nails, Vibe Massage and Aesthetics

**PROFESSIONAL SERVICES:** ITP Income Tax Professionals, ACS Legal Solutions, Australian Conveyancing Solutions, Mortgage Choice

**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, Public gym equipment, 2 fenced Dog parks

It's time to call this growing community home!

**Disclaimer:** Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.