

# 6 Arcadia Circuit, Yarrabilba, Qld 4207



## House For Sale

Thursday, 14 March 2024

6 Arcadia Circuit, Yarrabilba, Qld 4207

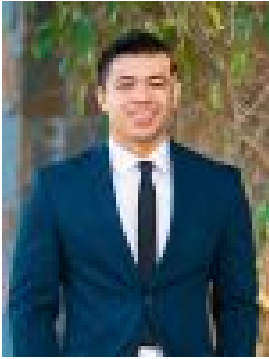
Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 381 m2

Type: House



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## CHANGE OF CIRCUMSTANCES REQUIRES SALE!

ACT NOW! SELLER SEEKING URGENT SALE! OUR MOTIVATED OWNER HAS ISSUED CLEAR "MUST SELL" INSTRUCTIONS AND MOVE ON FROM THIS WONDERFUL PIECE OF REAL ESTATE! Imagine a place where space meets convenience. Welcome to 6 Arcadia Circuit, Yarrabilba, a captivating 4 Bedroom haven ideally positioned on a generous 381sqm corner block. This residence offers the perfect blend of comfort, functionality, and room to grow for your family. Step inside and be greeted by a seamless fusion of contemporary design and comfort. The spacious open plan layout effortlessly connects the living, dining, and kitchen areas, providing the ideal setting for both relaxation and entertaining. Sunlight streams through the large windows, casting a warm glow upon the sleek tiled floors and accentuating the crisp, neutral palette throughout. Outside, the expansive alfresco area beckons you to unwind and soak in the Queensland sunshine. Whether you're enjoying a morning coffee or hosting a summer barbecue, this outdoor oasis is destined to be the hub of countless cherished memories. Located in the thriving community of Yarrabilba, enjoy easy access to an array of amenities, including parks, schools, shops, and dining options. With picturesque surroundings and a welcoming atmosphere, this is more than just a home, it's a lifestyle.

**PROPERTY FEATURES:**

- 4 bedrooms, all with built-in wardrobes
- 2 bathrooms, including an ensuite in the master bedroom
- Spacious open-plan living, dining, and kitchen area
- Gourmet kitchen with stainless steel appliances and island bench
- Air conditioning for year-round comfort
- Expansive alfresco area for outdoor entertaining
- Fully fenced yard for privacy and security
- Double lock-up garage with internal access

**LOCATION FEATURES:**

- Yarrabilba Town Centre: 1.9km (shops, cafes, restaurants, parks)
- Buxton Park: 400m (playground, walking paths)
- Yarrabilba State School: 1.4km (primary school, Years 1-6)
- St Clare's Catholic Primary School: 1.9km (primary school, Years P-6)
- Yarrabilba State Secondary College: 2.2km (High School)
- Yarrabilba Medical Centre: 2.6km (healthcare)
- Public transport: walking distance to bus stops
- Yarrabilba Sports and Recreation Centre: 2.8km (pools, gym, courts)
- Grow & Learn Family Daycare: 2.0km

Don't miss your chance to secure this extraordinary property and make this home yours. This will not last long! Contact Johnny Cheng - 0421 553 170 Fayzaan Omar - 0423 661 345

**\*\*Disclaimer:** All information is provided in good faith and is accurate to the best of our knowledge, but Ray White Logan City takes no responsibility for any error or omission. Buyers are encouraged to conduct their own enquiries and should satisfy themselves as to all aspects of the property prior to making any purchasing decision\*\*.