

# 6 Bright Street, Yarrabilba, Qld 4207



## Sold House

Friday, 8 September 2023

6 Bright Street, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 350 m2

Type: House



Trudy Weaver  
1300360388



Ted Ferisa  
1300360388

**\$565,000**

Welcome to 6 Bright Street, Yarrabilba! This lovely family house is now available for sale and offers a fantastic opportunity for anyone looking to find a great value home. With its open plan design and functional well appointed kitchen, this property will certainly meet your needs. This is a fantastic opportunity for the savvy investor, and with a tenancy in place until March 2024, this home represents a great opportunity to secure your investment today in the growing Yarrabilba market. This house features 4 bedrooms and 2 bathrooms, providing plenty of space for the whole family. The master bedroom is positioned at the rear of the floor plan, and has an ensuite and walk in robe. The modern kitchen includes a dishwasher, and island bench with stone bench top and ample cabinetry. There are built-in wardrobes in each bedroom, and split system air conditioning ensures year-round comfort. With a double lock up garage you'll have secure parking for your vehicles. The property is also fully fenced and pet-friendly, perfect for those with furry friends.

**6 Bright Street, Yarrabilba Property Features:-** 4 Bedrooms, with ceiling fans and built in robes- 2 Bathrooms- Combined Living and Dining room- Air Conditioning in Master Bedroom- Air Conditioning in Living Room- Ceiling fans- Large Ensuite- Dishwasher- Built-in wardrobes- Double lock up garage- Fully fenced

Looking to for more space? You will appreciate the spacious layout and room for your growing family. If moving from acreage, you will find comfort in the low-maintenance lifestyle this property provides. Investors can take advantage of the high rental demand in Yarrabilba and potential capital growth in the area. Families will love the proximity to schools and parks nearby. Retirees can enjoy peaceful living in a friendly community setting. Young couples will appreciate the modern features of this home that require minimal upkeep. Singles looking for their first step on the property ladder or wanting more space would also benefit from this well-appointed residence.

**The Location:-** Approx 1 km: Yarrabilba State School- Approx 2 km: Yarrabilba State Secondary College- Approx 1.5 km: Darlington Parklands- Approx 1 km: Coles Supermarket- Approx 4 km: Logan Village Shopping Centre- Approx 5 km: Jimboomba Park

Don't miss out on this amazing opportunity! Contact us today to arrange an inspection or visit our website for more information about this incredible property at 6 Bright Street, Yarrabilba QLD. Contact Ted Ferisa on 0417 402 682 or Trudy Weaver on 0429 935 125 for more information on this great home. Private inspections are welcome and open homes are available to inspect in person also. 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

**5 FOLD Op Shop**

**SHOPPING:** Coles Liquor Legends McGuire's Cellars Just Crazy Bargains Cignall - Tobacconist, 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 Pikoan 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!