

84 Carnarvon Street, Yarrabilba, QLD, 4207

Sold House

Wednesday, 26 July 2023



84 Carnarvon Street, Yarrabilba, QLD, 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Corey Martin
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Braedyn Tirant

Brand New 4-Bedroom Home in Prime Yarrabilba Location, Crafted by Ingenious Homes

Introducing a remarkable opportunity for both first home buyers and investors seeking a contemporary and expansive property in an ideal location is this newly constructed home by Ingenious Homes. For those aspiring to purchase their first home, this property presents an incredible chance to enter the real estate market with a pristine dwelling that has never been inhabited. Situated within the esteemed community of The Parks estate in Yarrabilba, this residence benefits from its proximity to various amenities such as schools, parks, and shops.

The open-plan layout encompassing the living, dining, and kitchen areas creates a welcoming space for socializing and hosting gatherings, making it particularly well-suited for young families. Moreover, the low maintenance yard ensures convenience for busy first home buyers who may have limited time or resources for extensive upkeep.

For astute investors, this property offers an outstanding addition to their portfolio. Yarrabilba is a rapidly growing community, and this particular property occupies a prime position within the estate, guaranteeing high demand from potential renters.

Inside the floor-plan works well featuring 4 bedrooms, 2 bathrooms, 2 car accommodation you can also expect the following throughout:

- Master bedroom w/fan, air-conditioner, walk-in-robe & ensuite
- Bedrooms 1-3 w/fans & Built-ins
- Kitchen w/stainless-steel appliances, 5 burner gas cooktop, large fridge space & 20mm stone countertops
- Open plan kitchen, dining & family w/fan & air-conditioner
- Bathrooms w/dual showerheads
- Study nook
- Separate laundry
- Patio w/fan
- Fully fenced yard

For the investor, this property has been rent appraised for \$560 to \$580 per week.

Rates: \$382.80 / qtr (subject to change)

Water: \$92.83 / qtr + consumption (subject to change)

Location:

- Brisbane – 59 Mins
- Gold Coast – 60 Mins
- Yarrabilba State Secondary College – 6 Mins
- Yarrabilba State School – 7 Mins
- Yarrabilba Shopping Village – 10 Mins

Boasting four spacious bedrooms and two modern bathrooms, the residence caters to families and young professionals alike. The low maintenance yard and contemporary design further enhance its appeal to renters who value a comfortable and stylish living environment. With the potential for substantial rental returns and capital appreciation, this property emerges as an excellent investment option for savvy individuals.

In conclusion, whether you are a first home buyer or an investor, this Yarrabilba property crafted by Ingenious Homes presents an unparalleled opportunity to own a contemporary and spacious residence in a highly desirable location. With its impressive features, low maintenance yard, and close proximity to amenities, this property is a must-see for anyone seeking a superior investment or a comfortable and stylish family home.

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