

9 Combs Street, Yarrabilba, QLD, 4207

RE/MAXResidence

Sold House

Thursday, 3 August 2023

9 Combs Street, Yarrabilba, QLD, 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Type: House



Erynne Manners
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GORGEOUS MODERN LOW-SET HOME IN A MASSIVE BLOCK!!!

WHAT A OPPORTUNITY to own your own property with the possibility of a granny flat!! Massive 563m² block with possibility for a granny flat or shed AND its own driveway, has the potential for 2 double side gates to be built.

This elegant property is ideal for a low-maintenance lifestyle. Beautifully situated in the flourishing village of Yarrabilba and within walking distance of Yarrabilba State School and San Damiano College. A fantastic opportunity to make the most of the spacious yard - if a granny apartment or shed aren't your thing, how about a pool? Your very own private paradise!

This home has a superb flexible floorplan with a large open plan tiled kitchen, living and dining space, which eventually leads to the alfresco. The kitchen has a dishwasher, a gas burner, stone countertops, and plenty of cabinet space.

The master bedroom, one of four in total, is placed in the front of the house, replete with ensuite and walk-in robe. The other three bedrooms have built-in robes and ceiling fans. Three of the bedrooms are in their own 'wing' right off the lounge/living area, so there is plenty of room for family or friends to stay.

Air conditioning in the master bedroom and family living area

- Spacious main bathroom with a spacious bath and shower
- Separate toilet for domestic comfort
- Spacious internal laundry
- Internal entrance to a two-car garage
- 668 m² Block and 196m² floor area - Rental Appraisal: \$600-\$650 a week

With Yarrabilba State School right across the street and within walking distance of local shops, schools and daycare centres, this is definitely worthy of an inspection for any ready-to-act buyers. The thriving community of Yarrabilba is located 45 km southeast of Brisbane CBD and 55 minutes from the Gold Coast. It boasts over 10,000 residents and offers:

- 4 schools, 4 childcare centres, 1 kindergarten and 7 schools to come
- 10 parks and 20 to come
- Over 10,000 residents and over 35,000 to come
- 3 hectares of convenience shopping + 20 hectares to come (including a Major Town Centre)
- 2 Sport and recreation hubs and 5 to come