

# 9 Latham Street, Yarrabilba, Qld 4207

— Refined

## House For Sale

Wednesday, 18 October 2023

9 Latham Street, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 679 m2

Type: House



Alan Kuss



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## NEW TO MARKET

Nestled in a tranquil neighbourhood on an extensive 679m<sup>2</sup> block, this delightful four-bedroom home awaits your discovery. Well maintained and ready for you to move in, it's the perfect haven for your family! This well-thought out floorplan provides a spacious and relaxed open-plan living area, ideal for families and those who love to entertain. The kitchen is equipped with a convenient gas cooktop, plenty of storage and a stylish stone countertop, all overlooking your living and dining areas for a seamless flow. The generously proportioned master bedroom is centrally located within the home, offering a convenient ensuite, air conditioning, and a walk-in wardrobe. This arrangement allows for the addition of an extra media room, positioned right at your doorstep. The three remaining bedrooms feature a built-in robe, ceiling fan and convenient access to the main bathroom, complete with a bathtub and a separate toilet. Indulge in the joy of soaking up the afternoon sun as you dine in the alfresco area, with the yard ready and brimming with potential for your creative ideas and projects. Other features include but are not limited to:- Air conditioning in the living/dining room and main bedroom- Built-in robes and ceiling fans in all bedrooms- Internal laundry- Double garage with internal entry and secure roller door with remote access- Fully fenced 679 m<sup>2</sup> block- Vacant on settlement- Rental appraisal: \$570.00 - \$590.00 per week Don't miss the opportunity to explore this residence personally - get in touch with Alan Kuss to schedule your viewing today! 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- More than 1,700 onsite jobs created and over 11,300 to come There is so much to enjoy and so much more to come! Disclaimer: Whilst every effort has been made to ensure the accuracy of these images and details, no warranty is given by the vendor or the agent as to their accuracy. Interested parties must satisfy themselves by inspection or their own research. Virtual furniture may have been used in these images.