

# 9 Yandala Place, Tallebudgera, Qld 4228

## House For Sale

Sunday, 26 May 2024

9 Yandala Place, Tallebudgera, Qld 4228

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 4942 m2**

**Type: House**



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## Expressions of Interest closing 24th June @ 5pm

Expressions of Interest closing 24th June 2024 @ 5pm. Nestled within a natural wonderland that promises pure tranquillity, embrace the space to live and entertain within a peaceful and private 1.25 acre oasis. Set to the soundtrack of birdsong, where you can co-exist with koalas and echidnas in a landscape of towering native trees, bushland pockets and open green lawns, there's no better place to connect, unwind or play. Emerging from an elevated position, the renovated residence celebrates a fusion of classic and contemporary charm. Elegant VJ panelled walls, plantation shutters and feature lighting enhance the fresh and airy interiors, notably in the sunken lounge room. When you're not relaxing here, take advantage of the spacious, stylish kitchen equipped with premium Bosch appliances, while the adjacent dining area offers a spot for fireside meals. Bi-folds also ensure a seamless integration with the outdoors, complete with shady verandahs wrapping around the front and rear, and a resort-style pool that calls for fun in the sun. A newly constructed cabana awaits too, delivering a dream entertaining area amongst nature. Indoors also boasts four bedrooms, including a generously sized master suite with walk-through robe and an ensuite. Illuminated in soft sunshine that cascades in via a beautiful bay and leadlight window, this a true retreat. A functional main bathroom caters to the rest of the home with a powder room, while outdoors, there's room for a pony with a stable and paddock and an extensive levelled area that holds potential for a second dwelling (STCA). Hidden away near the end of a peaceful cul-de-sac, you don't have to compromise on proximity to essential amenities. A school bus awaits at the end of the street, and it's a quick drive to local schools, shops, cafes and sporting grounds. Plus, swap the bush for the beach in approx. 15 minutes, where world-class Burleigh Heads beckons. The only thing missing is you – arrange an inspection of this private paradise today.

**House Features:** Single level stunner, renovated to reveal bright and airy interiors that blend classic and contemporary charm  
Elevated position, capturing expansive lush views Enhanced by half-height VJ panelled walls, plantation shutters and feature lighting  
Spacious, stylish kitchen with Bosch appliances, bi-fold servery window, breakfast bar  
Dining area adjacent to the kitchen, includes a cosy fireplace and easy access outside via bi-fold doors  
Sunken lounge with VJ panelled feature wall, integrated cabinetry  
Generously sized, sun-lit master suite features a beautiful bay and leadlight window, walk-through robe, ensuite and outdoor access via French doors  
Three additional bedrooms; two with built-in robes  
Functional three-way style main bathroom concealed by a contemporary barn door  
Shady front and rear verandahs  
Resort style pool with beach entry, fountain and new entertaining cabana  
Open green lawn areas to play  
Air-conditioning and ceiling fans  
Double garage  
Sealed driveway  
Laundry with direct external access  
Surplus of storage throughout

**Property Features:** 1.25 acre oasis of privacy and tranquillity, rich with the sound of birdsong  
Located near the end of a peaceful cul-de-sac  
Landscape comprising towering native trees, cleared usable land and lush bush pockets  
Extensive levelled area positioned toward the back of the property, perfect for a second home (STCA)  
Natural wonderland with koalas, echidnas, native birdlife  
Room for a pony with stable and paddock  
Side access to the back of the property  
Town water plus rainwater storage tank

**Location:** Approx. 6 mins to Tallebudgera State School  
Approx. 10 mins to St Andrews Lutheran College  
Approx. 13 mins to The Pines, Elanora  
Approx. 15 mins to Burleigh Heads  
Approx. 16 mins to Palm Beach  
Approx. 20 mins to Currumbin Beach  
Approx. 25 mins to Gold Coast Airport  
Approx. 36 mins to Surfers Paradise

**Price Disclaimer:** This property is being sold without a price and therefore a price guide cannot be provided. The website may have filtered the property into a price bracket for website functionality purposes only.  
**Disclaimer:** Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.