

# 1/3 Winkler Court, Yarrabilba, QLD, 4207



## House For Sale

Thursday, 1 August 2024

1/3 Winkler Court, Yarrabilba, QLD, 4207

**Bedrooms: 2**

**Bathrooms: 1**

**Parkings: 1**

**Type: House**

## **Semi-detached Modern 2 bedroom home in the heart of Yarrabilba!**

This thoughtfully designed two-bedroom home sits securely and peacefully on the left-hand side of a triplex on its own secure and private land.

Situated in one of Yarrabilba's newest developments and just a short distance to local retail and restaurants, this home is unlike anything else you'll find in the area and an absolute must to inspect.

Host to an array of impressive features including, modern and well-appointed kitchen, two generous bedrooms (each with built-in robes), split system air-conditioning/heating, you'll be nothing less than impressed on your first inspection!

### **Property:**

- Spacious, modern and well-appointed kitchen, with stainless steel appliances.
- Light, bright, open plan combined living and dining area with split system air conditioning.
- Two generous bedrooms, each with built-in robes and ceiling fans,
- Master bedroom with split system air conditioning, ceiling fan and walk-in wardrobe.
- Light, bright and spacious main bathroom with separate shower and bathtub.
- Separate internal laundry, with washtub located in the garage.
- Single car lock-up garage, with internal property access.
- Outdoor alfresco dining area.
- Split system air-conditioning and heating.
- Quiet, safe and peaceful street with plenty of room for on-street parking

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

Currently tenanted until September 2024 with a great tenant in place for investors.

Currently rented at \$400 per week, with the opportunity to increase to \$410 - \$430 per week.

\* Photos taken prior to tenant moving in.

\*Triplex 2: For Sale - 3 bedrooms, 2 bathrooms, 1 garage. Currently vacant with potential rent \$500 - \$540 per week.

Call Simone on 0450 537 160 or email [simone@elevatepg.com.au](mailto:simone@elevatepg.com.au) for further information.