

**1 Wollemi Street, Yarrabilba, QLD, 4207**

**House For Sale**

Monday, 19 August 2024



1 Wollemi Street, Yarrabilba, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## Beautiful Family Home in a Great Location

Ideally positioned between Brisbane CBD and the Gold Coast, Yarrabilba is surrounded by parklands and green space.

### Key Stats:

- 2,058 hectare site
- Located midway between Brisbane and the Gold Coast
- 45 kilometres south-east of Brisbane's CBD
- More than 25% open space and parklands
- 120kms of bike and walking paths
- Yarrabilba Community TAFE Learning Centre pilot commencing in 2022
- Bus service to Loganlea interchange
- 40 minute train ride from Loganlea to Brisbane CBD
- A future town centre with specialty stores, cafes and restaurants
- Targeting approximately 13,000 full time jobs over the lifetime of the project
- Over 12% of all on-site jobs are expected to operate as work-from-home businesses

### PACKAGE INCLUSIONS

- Engineer Design Footings and Slab up to H2 class
- Fixed price building contract under schedule 1B of the QBCC Act 1991
- Colorbond steel roof with underside insulation blanket
- Sisalation to external walls, insulation to ceiling, & one whirly bird ventilator
- 2550mm ceiling height and 2040mm high flush panel internal doors
- Ducted air-conditioning to suit low-set home design
- Diamond Grill security to all windows and doors
- 20mm stone benchtops to kitchen, bathrooms, and laundry
- 900mm cooking appliances, 600mm dishwasher, and waterpoint to fridge
- Carpet and tiles to floors with roller blinds to windows and sliding doors
- Full external finishing with fencing and landscaping
- Provide (50) m2 of Exposed Aggregate Concrete including reinforcing steel

### INVESTORS

- High Yield
- High Capital Growth
- Builders Warranty

For information contact Jon Mordue 0412554018