

# 116 Expedition Road, Yarrabilba, Qld 4207

— Refined

## House For Sale

Tuesday, 2 July 2024

116 Expedition Road, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Alan Kuss

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## NEW TO MARKET

Welcome to 116 Expedition Road, Yarrabilba - a well maintained, beautifully designed family home. Spanning an impressive 223m<sup>2</sup> on a generous 400m<sup>2</sup> block, this property offers the perfect blend of luxury and functionality, ideal for those who love to entertain. Step inside to discover two expansive living areas, perfect for hosting gatherings or enjoying quiet family time. The contemporary kitchen is the heart of the home, featuring a large stone island bench top with the sink thoughtfully placed under the window sill, maximising workspace and creating an inviting space for casual dining and socialising. The walk-in pantry, with two points of access, ensures convenience and abundant storage for all your culinary needs. Designed with entertaining in mind, this home provides seamless indoor-outdoor living. Imagine hosting barbecues, family celebrations, or casual get-togethers in the spacious living areas that effortlessly flow into the outdoor space, offering a perfect setting for any occasion. Retreat to the luxurious master suite, a true haven of relaxation, boasting a walk-in robe and an ensuite that exudes elegance. Enjoy dual vanities and double shower heads, providing the ultimate comfort after a day of entertaining. Features include:- Master with walk in robe and ensuite- Main bathroom with separate toilet for household convenience- Ducted air conditioning throughout- Large internal laundry with direct access outside- Fully fenced 400 m2 block- Rental appraisal: \$640.00 - \$670.00 per week Located in the thriving community of Yarrabilba, this home offers the perfect balance of tranquility and convenience. You'll find yourself close to schools and parks, ensuring all your daily needs are met. Don't miss the opportunity to make 116 Expedition Road your new home. Experience the perfect blend of luxury, functionality, and an entertainer's paradise in Yarrabilba. Contact Alan Kuss today to arrange a viewing! Yarrabilba is located 45 km southeast of Brisbane CBD and 55 minutes from the Gold Coast. It boasts over 10,000 residents and offers:- 5 schools, 4 childcare centres, 1 kindergarten and 6 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.