

# 22 Splendour Circuit, Yarrabilba, Qld 4207



## House For Sale

Saturday, 29 June 2024

22 Splendour Circuit, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



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## \$699,000 + Offers

This home is designed to offer a blend of comfort, functionality, and style. Each area has been carefully planned to provide versatile spaces that cater to a variety of needs, making it perfect for both everyday living and special occasions. Heart of the home is the spacious open plan living and dining area. This space is enhanced with air conditioning and a ceiling fan, ensuring comfort throughout the year. The natural lighting streaming in from the windows creates a bright and inviting atmosphere. This area seamlessly extends to the undercover alfresco area, making it perfect for entertaining guests. Whether you're hosting a dinner party or a casual get-together, the flow between the indoor and outdoor spaces allows for easy socializing and flexibility. The kitchen overlooks this open area, allowing the chef to stay connected with family and friends while preparing meals. The modern kitchen is equipped with high-end appliances, including a 900mm gas cooktop and oven, which are ideal for cooking gourmet meals. The walk-in pantry provides ample storage space, keeping your kitchen organized and clutter-free. The stone benchtop not only adds a touch of elegance but also offers a durable and easy-to-clean surface for meal preparation. This kitchen is truly a chef's delight and a central hub for culinary creativity. Situated at the front of the home, the second living room offers a quiet retreat away from the main living areas. This secluded space is perfect for a media room where you can enjoy movie nights with family or friends. Alternatively, it can serve as a kids' retreat, providing a designated area for children to play, study, or relax without disturbing the rest of the household. This versatile room can be tailored to meet your specific needs. Master bedroom is a luxurious sanctuary, featuring air conditioning for year-round comfort. The spacious walk-in robe provides plenty of storage for clothing and accessories, ensuring everything is neatly organized. The ensuite bathroom is a highlight, with his and hers vanities offering ample space for morning routines. This private retreat is designed to provide comfort and convenience, making it a perfect place to unwind after a long day. Remaining bedrooms are well-appointed, each equipped with ceiling fans to keep cool during warmer months with built-in robes that provide generous storage space, keeping the rooms tidy and clutter-free. Main bathroom is designed with functionality and style in mind. It features a bathtub for relaxation, a separate shower, and a separate toilet for added convenience. This well-designed space ensures that morning routines and evening wind-downs are both efficient and enjoyable. The laundry room is conveniently located inside the home and provides easy access to the outside. This practical layout makes laundry tasks more manageable, and the nearby linen cupboard ensures that you have ample storage for towels, bedding, and cleaning supplies. Undercover alfresco area is an ideal spot for outdoor dining and entertaining. Overlooking the fully fenced yard, this space is perfect for family meals, barbecues, and gatherings with friends. It offers a safe and secure area for children to play and pets to roam freely while you relax or entertain. The double remote-control garage provides secure parking for two vehicles, with additional space for storage or a workshop area. This feature ensures that your vehicles are protected from the elements and offers convenient access to the home.

**Property Features:**

- Built in 2017 with high ceilings, modern construction and contemporary design.
- The kitchen features a 900mm gas cooktop, a walk-in pantry for ample storage, and a stone benchtop for durability and elegance.
- Open plan living and dining area includes air conditioning and a ceiling fan, with natural light from large windows. It seamlessly connects to the undercover alfresco area, perfect for entertaining.
- Second living room at the front of the home offers a quiet retreat, ideal as a media room or kids' play area.
- The master bedroom has a walk-in robe, ensuite with his and hers vanities, and air conditioning for comfort.
- Additional bedrooms have built-in robes and ceiling fans for a comfortable living environment.
- Main bathroom includes a bathtub, separate shower, and separate toilet for family convenience.
- The laundry provides direct access to the outside and is near a linen cupboard for extra storage.
- Undercover alfresco area is perfect for outdoor dining and overlooks a fully fenced yard, ensuring a safe space for children and pets.
- Double remote-control garage offers secure parking for two vehicles and extra storage space.
- The fully fenced yard provides privacy and security, making it a safe area for kids and pets to play.

To arrange an inspection, please contact Sasa Peci on 0438 438 420 or Marija Peci on 0438 000 145

**Disclaimer:** All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.