

# 31 Marl Crescent, Yarrabilba, Qld 4207



## House For Sale

Tuesday, 25 June 2024

31 Marl Crescent, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 439 m2

Type: House



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## CONTACT AGENT

This family home, constructed in 2018, is perfectly situated on a corner block, offering ample space and comfort for the entire family. Its thoughtful design and modern amenities make it an ideal residence for those seeking both functionality and style. The kitchen, serving as the heart of the home, is designed with both elegance and practicality in mind. It features a sleek stone benchtop that not only adds a touch of luxury but also provides a durable surface for meal preparation. The kitchen is equipped with a large pantry cabinet and ample cabinet space, ensuring plenty of storage for all your culinary needs. Overlooking the open plan living and dining areas, the kitchen allows the family chef to remain connected with family and guests while preparing meals. This open layout fosters a sociable and inclusive atmosphere, perfect for entertaining or keeping an eye on children. Open plan living and dining area is designed to maximize comfort and versatility. Featuring a ceiling fan and air conditioning, this space ensures a pleasant environment year-round. The living area is perfect for family gatherings, movie nights, or simply relaxing after a long day. Sliding doors lead out to the undercover alfresco area, seamlessly blending indoor and outdoor living. Master bedroom is strategically located at the back of the home, providing a private sanctuary for parents. It includes a luxurious ensuite bathroom and a walk-in robe, offering ample storage for clothing and personal items. The ensuite is fitted with modern fixtures, providing a comfortable and convenient space for daily routines. The walk-in robe helps keep the bedroom clutter-free and organized. The additional bedrooms are thoughtfully designed with built-in robes and ceiling fans, ensuring comfort and practicality. These rooms are perfect for children, guests, or even a home office. Their proximity to the main bathroom makes them convenient and accessible for all family members. The main bathroom is modern and well-appointed, featuring a bathtub, shower, and vanity, providing everything needed for family living. A linen cabinet is conveniently located near the main bathroom, offering extra storage for towels, linens, and other essentials. Laundry is conveniently located inside the double remote-control garage, providing easy access to the outside. This practical setup keeps laundry tasks out of the main living areas, maintaining a neat and tidy home. The double remote-control garage offers secure parking for two vehicles and additional storage space for tools, equipment, or recreational items. Security screens on all doors and windows enhance the home's safety, providing peace of mind. Undercover alfresco area is a highlight of the home, providing an outdoor retreat for dining and relaxation. It is equipped with a ceiling fan and downlights, making it a comfortable and inviting space for evening gatherings or quiet afternoons. This space overlooks the spacious, fully fenced yard, offering a safe and secure area for children to play and for pets to roam. Overall, this family home combines modern design with practical features to create a comfortable and functional living environment. Whether you're entertaining guests, spending time with family, or simply enjoying your own space, this home is designed to accommodate all aspects of family life.

**Key Features:**

- Built in 2018 on a corner block, offering a unique layout and increased privacy.
- Kitchen featuring a sleek stone benchtop, large pantry cabinet, and ample cabinet space for storage and meal preparation.
- Open plan living and dining area with a ceiling fan and air conditioning for year-round comfort; seamlessly integrates with the kitchen and provides easy access to the alfresco area.
- Master bedroom equipped with an air conditioner, ensuite bathroom, and a walk-in robe for a private retreat with ample storage.
- Additional bedrooms with ceiling fans and built-in robes, providing comfort and storage; perfect for children, guests, or a home office.
- Main bathroom well-appointed with a shower, bathtub, and toilet, effectively serving the additional bedrooms and main living areas.
- Laundry conveniently located inside the double remote-control garage with easy access to the outside, keeping laundry tasks out of the main living spaces.
- Undercover alfresco area featuring a ceiling fan and downlights, perfect for outdoor dining and relaxation, overlooking the spacious, fully fenced yard.
- Security screens fitted on all doors and windows, enhancing the safety and peace of mind for residents.
- Fully fenced yard providing a safe and secure area for children to play and for pets to roam freely.

This property has a lease in place until January 2025 renting at \$530 per week. 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