

40 Verdi Street, Yarrabilba, Qld 4207



House For Sale

Tuesday, 25 June 2024

40 Verdi Street, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Trudy Weaver
1300360388

Auction

Auction Location: Yarrabilba Hotel 1 - 7 Waldron Street, Yarrabilba
Auction Date: Thursday 18th July 2024
Time: 5.30pm
Location: Yarrabilba Hotel 1 - 7 Waldron St, Yarrabilba

Welcome to 40 Verdi Street, Yarrabilba – where comfort, convenience, and space converge to offer you the perfect family living experience! This is a great opportunity for first home buyers, those looking to downsize or investors looking for an ideal investment. This property is currently tenanted until the 6th November 2024.

Key Features:- 2016 Build - 4 spacious bedrooms with built in robes and ceiling fans.- Open plan living design with lounge, dining, and kitchen. - A well-appointed kitchen with pantry and ample storage.- Double garage providing secure parking for your vehicles and additional storage space.- Situated on a generous block, offering the potential for a future pool or plenty of room for kids to play and enjoy.- Prime location on Verdi Street, offering easy access to local amenities, including shops, schools, and the convenience of an express bus service within walking distance.

Step outside to discover a great sized backyard, perfect for outdoor entertaining! With the potential for a pool or simply a vast expanse for kids to play, the possibilities are endless.

Location Highlights: Nestled in the heart of Yarrabilba, Verdi Street boasts a desirable locale, providing the perfect blend of peacefulness and accessibility. Enjoy the convenience of strolling to local shops for your daily essentials or hopping on the express bus service for stress-free commuting.

Don't Miss Out! Embrace the opportunity to secure your family's future in this delightful home, where every comfort and convenience is at your doorstep. Whether you're a growing family, a savvy investor, or seeking your dream home, 40 Verdi Street awaits your inspection.

We live here - we work here - we love here!

Yarrabilba is the perfect combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is Ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine. A new generation community ready for you to start enjoying today, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands. Everything you want in life is already within reach at Yarrabilba, with over 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four schools with more to come, four early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

COMMUNITY GROUPS: Yarrabilba Cricket Association Yarrabilba Touch Association Yarrabilba Basketball Yarrabilba Community Association/Yarrabilba Connect

5 FOLD Op Shop

SHOPPING: Coles Liquor Legends McGuire's Cellars Just Crazy Bargains Cignall – Tobacconist, Lottery, Newsagent and Vape store Yarramart Vape and Tobacco

GENERAL SERVICES: x2 Ampol Service Stations Yarrabilba Vet Clinic Excel Laundromat Bridgestone Tyres and Auto Auto Masters Ultratune Storage King Yarrabilba Queensland Ambulance Station Yarrabilba Fire and Rescue Station

HAIR AND BEAUTY: City Cave Thairapy Hair & Beauty BOHO Boutique Ardor Beauty Razor Bros Barber Shop Faded Ink and Barber True Nails & Foot Spa Gold Class Nails Vibe Massage and Aesthetics

PROFESSIONAL SERVICES: ITP Income Tax Professionals ACS Legal Solutions Australian Conveyancing Solutions Mortgage Choice

FOOD: Yarrabilba Coffee Hub Café 63 That Wrap Place McDonalds Dominos Crisp Pizza Jimbos Fish and Chip Golden Lor Chinese Restaurant Pikoan Thai Restaurant Yarrabilba Bakery Rainbow Bakery

EDUCATION: Yarrabilba State Secondary College Yarrabilba State Primary school St Clare's Catholic Primary school San Damiano College Sparrow Childcare Centre Harmony Childcare Centre Grand Kids Early Learning Centre

HEALTH AND FITNESS: My Health South-East Skin and Medical Yarrabilba Dental Bilby Dental Terry White Chemist QML Absolute Physio and Rehab Kids Therapy Club Yarra MMALive Fit Yarrabilba Anytime Fitness Snap Fitness ESN Supplements Little Snappers Swim School

PARKS AND RECREATION: Plunkett Conservation Park Wickham National Park including Wickham Peak Lookout Jinnung Jalli Native Trail Gossan Circuit Shaw Street Oval sporting fields, tennis, and netball courts

Current Parks with more to come: Darlington Park with water play area Buxton Park Greenstone Park Fox Park Daybreak Park Sandstone Park Public gym equipment 2 fenced Dog parks

It's time to call this growing community home!

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