

# 48 Coolridge Circuit, Yarrabilba, Qld 4207

RE/MAX Residence

## House For Sale

Tuesday, 25 June 2024

48 Coolridge Circuit, Yarrabilba, Qld 4207

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 320 m2

Type: House



Erynne Manners  
0731331234

## FOR SALE

Welcome to 48 Coolridge Circuit, Yarrabilba - a stunning brick home that perfectly balances comfort, style, and practicality. Nestled on a manageable 320m<sup>2</sup> block, this residence is ideal for families, first home buyers, or investors looking for a low-maintenance property in a vibrant community. This beautiful home features three spacious bedrooms, each carpeted for comfort and equipped with ceiling fans. The master bedroom stands out with its walk-in robe and generously sized ensuite, offering a private retreat for relaxation. The main bathroom is centrally located between the second and third bedrooms and includes a separate bathtub and a separate toilet room, enhancing convenience for family living. The heart of the home is the open-plan living area, highlighted by high ceilings in both the lounge room and outdoor patio, creating an airy and open feel. The kitchen is a chef's delight, equipped with ample bench and cupboard space, a large pantry, dishwasher, and gas cooking, designed to cater to all your culinary needs. For year-round comfort, the home features a split-system air conditioner in the main living area and ceiling fans in all rooms. The living areas are tiled for easy maintenance, while the bedrooms offer plush carpeting for added warmth and comfort. LED down lighting throughout the home adds a modern touch. Step outside to the alfresco entertaining area, perfect for hosting family and friends. This outdoor patio seamlessly connects with the indoors and overlooks the fully fenced backyard, providing a safe and private space for children and pets to play. Additional features include a single lock-up garage with internal access and security screens on all doors and windows for added peace of mind. Features:-3 bedrooms, main bedroom with walk-in & ensuite while the 2 others have built-ins- Family bathroom- Combined living dining with spacious kitchen- Kitchen boasts gas stovetop cooking, dishwasher & stainless-steel appliances- Separate laundry room with access to the yard- Undercover alfresco area with a decent sized yard- Split system A/C & ceiling fans throughout. Located in the sought-after Yarrabilba community, this home offers a lifestyle of convenience with easy access to local schools, parks, shops, and public transport. Don't miss the opportunity to make 48 Coolridge Circuit your new home. Contact us today to arrange a viewing!