

**54 Snowdonia Crescent, Kairabah, QLD, 4207**

— Refined

**House For Sale**

Tuesday, 17 September 2024

54 Snowdonia Crescent, Kairabah, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**

## NEAR NEW AND READY FOR YOU!

Welcome to 54 Snowdonia Crescent, Yarrabilba - a near-new home thoughtfully designed for modern living and ready for you to move in. Nestled in the desirable 'The Parks' Estate, this residence offers a peaceful retreat in a tranquil setting.

Set on a manageable 320 sqm block, this impressive property features four spacious bedrooms, making it ideal for families seeking both space and comfort. The master suite is a private haven, complete with split system air conditioning. Two contemporary bathrooms provide both style and practicality. Ceiling fans in all bedrooms and the main living area, along with split system air conditioning, ensure year-round comfort.

The heart of the home is the fully equipped kitchen, perfect for both everyday meals and entertaining. Featuring stone benchtops and ample storage, it's a chef's delight. The open-plan living areas flow effortlessly, creating a warm and inviting space for family gatherings or relaxation.

Outside, the low-maintenance yard allows you to enjoy your surroundings without the hassle of extensive upkeep. The two-car garage offers plenty of parking and storage options.

### Additional Features Include:

- 4 Spacious Bedrooms
- 2 Modern Bathrooms
- Ceiling Fans in All Bedrooms and Main Living Area
- Air Conditioners in Living Area & Master Bedroom
- Double Lock up Garage with Internal Access
- Low-Maintenance Yard
- Generous 320 sqm Block
- Built in 2023
- Currently tenanted until September 2025 @ \$610.00 per week

54 Snowdonia Crescent blends comfort, style, and convenience in a serene setting. Don't miss the opportunity to make this exceptional home yours - Contact Alan Kuss today on 0428 940 044

The thriving community of Yarrabilba is located 45 km southeast of Brisbane CBD and 55 minutes from the Gold Coast. It boasts over 10,000 residents and offers:

- 4 schools, 4 childcare centres, 1 kindergarten and 7 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.