

**55 Dryander Street, Yarrabilba, QLD, 4207**

**House For Sale**

Friday, 16 August 2024



55 Dryander Street, Yarrabilba, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 3**

**Parkings: 1**

**Type: House**

## **Almost new 4-Bedroom home - Perfect for the modern family or astute investor**

Experience modern luxury and sophistication in this almost new less than 12-month old 4-bedroom home. The stylish, flexible floor plan offers a perfect balance of open connectivity and generous space. Each bedroom showcases contemporary elegance, highlighted by premium fixtures and fittings throughout.

The open-plan kitchen and living area create a spacious hub, with the kitchen featuring a stone benchtop and high-end stainless steel appliances, including a dishwasher.

Features you'll enjoy include:

- 4 Bedrooms Master bedroom with ensuite, walk-in wardrobe, and air conditioning
- 3 other large bedroom with ceiling fans and Built-in robe
- Open plan living with air conditioning
- Gourmet kitchen with stone bench, stainless-steel appliances including dishwasher
- Large fully fenced back yard
- Single lockup garage

- Currently tenanted until 02/12/2024 for \$530 / week
- Rental appraisal for renewal - \$580 - \$630 / week
- Built in 2023

Yarrabilba stands out as an ideal residential choice for families seeking a high-quality lifestyle. Surrounded by beautiful natural scenery, a strong sense of community, excellent schools, and easy access to urban amenities, it perfectly combines peace and convenience. This makes it a top choice for families looking to enjoy everything the Gold Coast offers.

Location:

- 4 min driving to Yarrabilba State Secondary College
- 5 min driving to Yarrabilba State School
- 7 min driving to Coles Yarrabilba
- 40 min driving to Brisbane CBD
- 45 min driving to the Gold Coast

This property is conveniently located near schools, shops, cafes, parks, and all the amenities this modern suburb provides.

With so much to offer, it won't stay on the market for long.

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