

**2/47 Biron Street, Yarrabilba, Qld 4207**



**Unit For Sale**

Saturday, 29 June 2024

2/47 Biron Street, Yarrabilba, Qld 4207

**Bedrooms: 1**

**Bathrooms: 1**

**Parkings: 2**

**Area: 61 m2**

**Type: Unit**

## 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 Click the link to register to bid:

<https://buy.realtair.com/properties/135242> Discover the perfect blend of comfort and convenience in this delightful 1-bedroom ensuite apartment, complete with a private one-car garage. Nestled in a sought-after neighborhood, this property is an exceptional opportunity for savvy investors and those looking to downsize without compromise. Generous bedroom featuring an ensuite bathroom, offering privacy and comfort. Stylishly designed ensuite with high-quality fixtures and finishes. Secure one-car garage providing convenience and additional storage space. Light-filled living area with a seamless flow, perfect for relaxing or entertaining. Modern kitchen with ample storage, stainless steel appliances, and a functional layout. Ideal for those seeking a hassle-free lifestyle with minimal upkeep, with a small back yard. Situated in a prime location close to shops, public transport, parks, and recreational facilities. Investment Potential: Strong rental demand in the area ensures a steady income stream. Perfect for Downsizing: Enjoy a simpler, more manageable living space without sacrificing quality, Move-In Ready. Whether you're an investor seeking an entry based property or looking to downsize into a cozy, comfortable home, this is a rare find. Currently Tenanted at \$350 per week until November 2024. (\$400 per week thereafter) NO BODY CORP Disclaimer: Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.