



**SOLD**

## PERFECT LOW MAINTENANCE INVESTMENT OPPORTUNITY !

Perfect opportunity to secure an excellent investment in a highly desirable area of Yarrabilba, with parklands and environmental corridors on your doorstep. The location of this property truly sets it apart within walking distance to the new Yarrabilba State School perfect for the family to live.

Complete with modern finishes throughout perfect for a low maintenance family lifestyle. A chef's kitchen combines an abundance of bench and cupboard space, dishwasher, gas cooking and large pantry with light filled open plan living areas. with the bonus open study nook.

### Features:

- 3 Carpeted Bedrooms
- Main Bedroom with ensuite and walk in robe
- Built in robes in additional bedrooms
- 2 Stylish Bathrooms
- Open plan kitchen and dining area
- Split system air conditioning in dining area and main bedroom
- Alfresco entertaining area
- Fully fenced
- Double lock up garage

Excellent investor opportunity, property currently tenanted at \$350pw

Yarrabilba is a booming development positioned centrally between Brisbane and the Gold Coast. The estate has already become a vibrant community and is appealing to families of all calibres.

Perfectly positioned between Brisbane and the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometres from the M1 motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty.

Very low maintenance capitalise on the increasingly positive consumer sentiment toward the

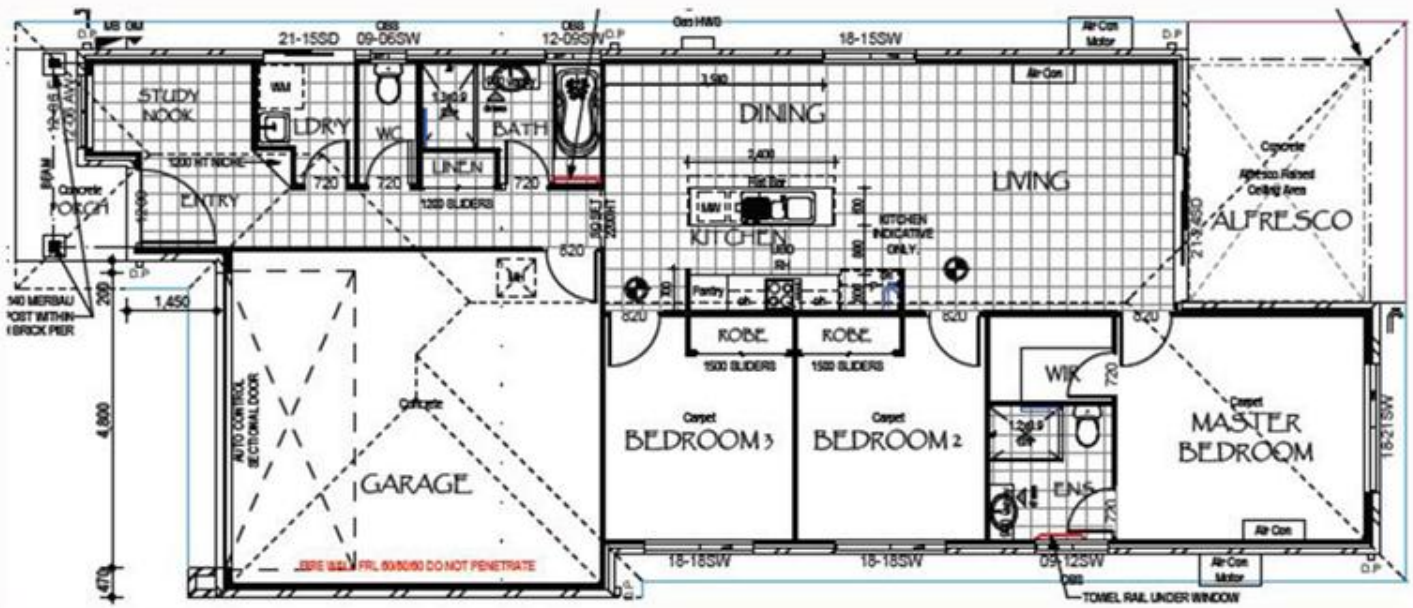
**3 BED | 2 BATH | 2 CAR**

**PRICE:**  
\$415,000

**OPEN FOR INSPECTION:**  
N/A



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Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.