

## FOR SALE

### BRIGHT & SPACIOUS FAMILY HOME WITH LOW MAINTENANCE YARD. VACANT READY TO MOVE IN!

**Spacious Living Areas:** Enjoy the large open kitchen, living, and dining room, perfect for family gatherings and entertaining, which flows seamlessly to outdoor covered entertainment area.

**Upstairs Retreat:** A separate carpeted upstairs living room provides a space for relaxation or play.

**Comfort All Year Round:** The main area is equipped with an air conditioner to keep you cool during summer and warm in winter.

**Master Suite:** The generous master bedroom boasts a walk-in robe, air conditioning, and a private ensuite.

**Additional Bedrooms:** The remaining three bedrooms feature ceiling fans and built-in wardrobes.

**Family Bathroom:** A well-sized bathroom with a separate bath and shower, plus a separate toilet for added convenience.

**Functional Laundry:** An internal laundry area makes household chores a breeze.

**Outdoor Living:** Step outside to a great alfresco area, perfect for outdoor dining and relaxation.

**Low Maintenance Yard:** The fully fenced backyard is easy to care for, providing a safe space for kids and pets.

**Secure Parking:** A double remote-control garage ensures secure parking and additional storage space, off street parking for caravan or boat.

**Prime Location:**

**Convenient Shopping:** Within a 5-minute drive, you'll find Coles, McDonald's, a selection of restaurants and fast-food outlets, and pharmacy.

**Quality Education:** Close to top schools including Yarrabilba State Primary, Yarrabilba State Secondary College and St Clare's Catholic Primary School.

Don't miss this opportunity to own a beautiful, modern family home in a fantastic location. Save this one to attend the Open Inspection, this one won't last!

4 BED | 2 BATH | 2 CAR

**PRICE:**

ALL BUYERS \$649,000 - \$669,000

**OPEN FOR INSPECTION:**

N/A



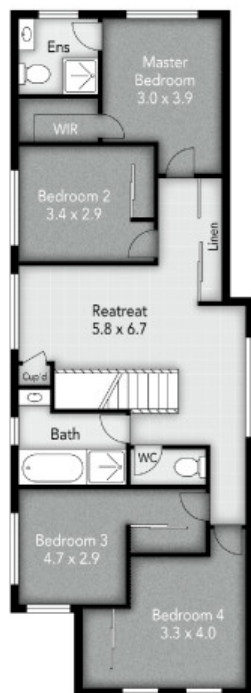
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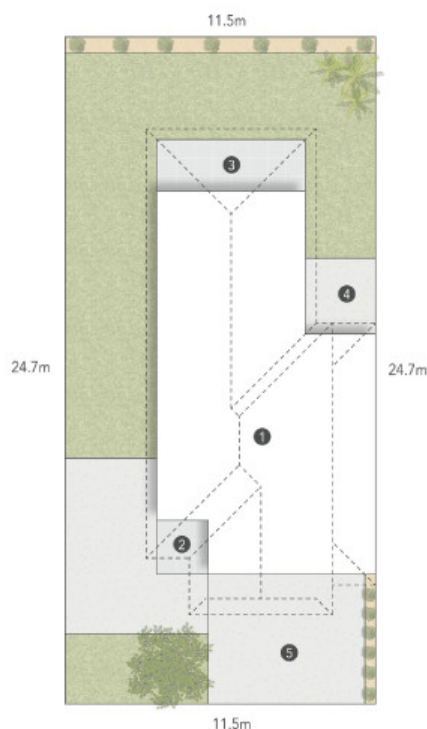
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### Ground Floor




### First Floor



### SITE PLAN LEGEND

1. Residence
2. Porch
3. Covered Outdoor Entertaining
4. Drying Area
5. Driveway

8 Winkler Court  
YARRABILBA


-  290 m<sup>2</sup>  
 4 Bed  
 2.5 Bath  
 2 Car

Internal: 195 m<sup>2</sup>

External: 22 m<sup>2</sup>

Total: 217 m<sup>2</sup>

This is not a legal document. All measurements and images are for illustrative purposes only. Floor plans are intended to give a general indication of the proposed layout only and should only be used as such by any prospective buyer.

 **imagescollab.**

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.