26 SEPIA STREET, YARRABILBA, QLD, 4207









SOLD

SOLD BY JOE HAWES - BRISBANE PROPERTY PARTNERS

IDEAL INVESTMENT OPPORTUNITY!
Located in the increasingly desirable community of Yarrabilba, this modern 4-bedroom plus study residence presents a fabulous opportunity! Resting peacefully on a level 400m2 allotment with a large back yard, this beautiful home presents timeless style with a functional design and quality appointments throughout, ensuring comfort and practicality for years to come for the growing family, and a solid rental return for the astute investor, with excellent tenants currently in place. The property's quiet location puts residents close to Coles Yarrabilba shopping village, local parkland, recreational facilities, and convenient to local primary and secondary schools and colleges.

Features include:
*Spacious and bright open-plan living/dining areas, tiled floors, air conditioning
*Smart level design, large study nook, well appointed, modern decor, no stairs
*Covered rear alfresco terrace with a private, tranquil and sunny outlook
*Modern galley kitchen with stone bench tops, meals counter, gas cooktop, dishwasher
*Master bedroom with air conditioning, ceiling fan, walk-in-robe, ensuite bathroom
*Generous bedrooms offer fully fitted wardrobes with shelving, hanging space, ceiling fans
*Quality bathrooms with stone-top vanities, feature tiling, separate laundry, ample storage
*Great kerbside appeal, wide driveway to double garage with remote control and internal access
*Fully fenced, large & level yard, ideal for kids and pets, room for pool/shed; easement-free 400sqm block
*Walk to Coles Yarrabilba shopping village, specialty shops, Daybreak Park, recreational facilities
*Local schools include Yarrabilba State Schools, St Clare's Primary School, San Damiano College
*Solid rental return for the investor, with excellent tenants currently in place until August 2025.

IF YOU REQUIRE MORE INFORMATION, PLEASE COMPLETE THE EMAIL ENQUIRY FORM ON THIS WEBPAGE, THANK YOU

Disclaimer
1) In preparing this advertisement, we have used our best endeavours to ensure the information

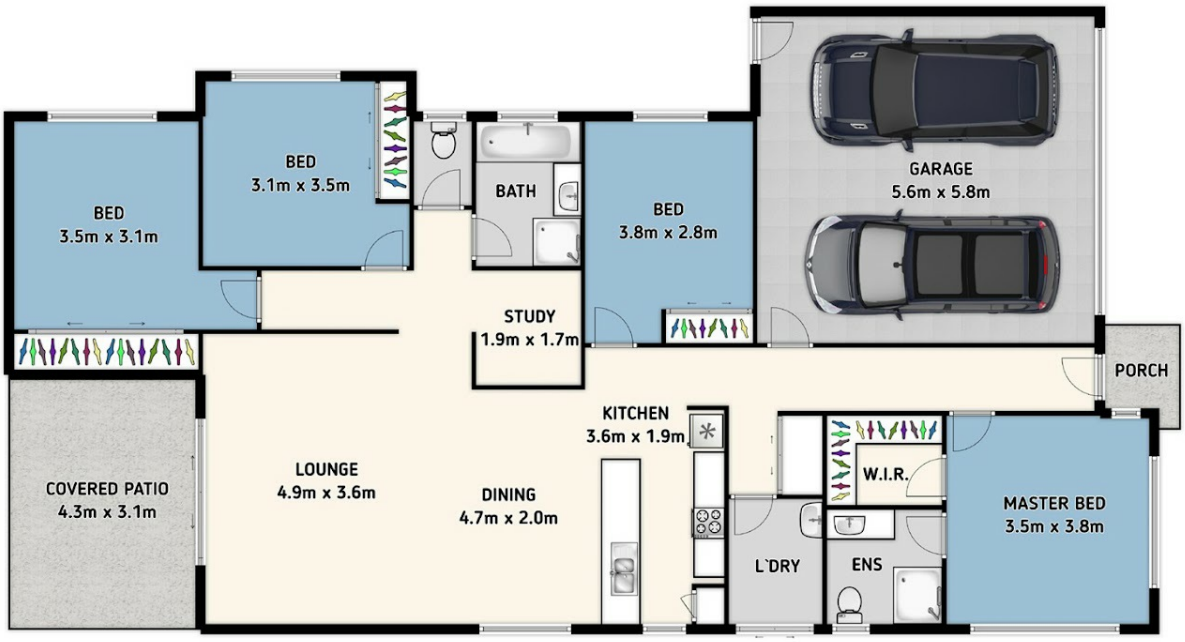
4 BED | 2 BATH | 2 CAR

PRICE:
$675,000

OPEN FOR INSPECTION:
N/A



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Whilst every attempt has been made to ensure the accuracy of the floor plan, this plan is for illustrative purposes only. All dimensions and fittings are approximate.
PLAN BY SOLDPHOTOGRAPHY.COM.AU

INTERIOR: 166.3 sqm
EXTERIOR: 16 sqm
APPROX TOTAL: 182.3 sqm
LAND: 400m2

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.

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