

9 VIBURNUM STREET, VARSITY LAKES, QLD, 4227



**SOLD**

## OWNER WANTS IT SOLD!!

Welcome to the charming and vibrant community of Varsity Lakes. This well appointed house is a true gem, offering the perfect balance of comfort and location.

This north facing property is nestled in a peaceful and family-friendly neighbourhood, providing a sense of tranquillity and security. With easy access to nearby schools, shopping centres, and public transportation, this home is perfectly situated for convenient and comfortable living.

As you enter this house, you will be greeted by a spacious entry hall and inviting, air-conditioned, living area perfect for hosting family gatherings or relaxing after a long day. The large windows flood the space with natural light, enhancing the warmth and charm of this home.

The well-appointed kitchen is a chef's dream with an island service bench and ample storage space. Preparing meals will be a pleasure in this functional kitchen which has room for a dining table bringing back memories of an old fashioned English kitchen.

This property is tiled throughout and features four spacious bedrooms, each with built-in wardrobes, providing plenty of storage space for all your belongings. The master bedroom is air-conditioned and the fourth bedroom/rumpus/ teenage retreat is a massive space with it's own rear access door. The main bathroom with shower and vanity features a separate toilet. A large internal laundry with loads of storage and space could be converted to a second bathroom.

As you step outside, you will be greeted by a large north facing backyard, complete with a sprawling covered entertainment area. Imagine having no neighbours behind you; with plenty of room for children to play and adults to relax, this outdoor space is perfect for creating lasting memories with friends and family and even has room for a pool! The solar panels on the roof make this property eco-friendly and energy-efficient, saving you money on electricity bills.

This property also offers the convenience of a double carport, providing parking for two vehicles; side access for a caravan or boat and large storage shed.

Don't miss the opportunity to make this home yours. Whether you are looking for a place to raise a family or an investment with potential for growth, this property ticks all the boxes.

**4 BED | 1 BATH | 2 CAR**

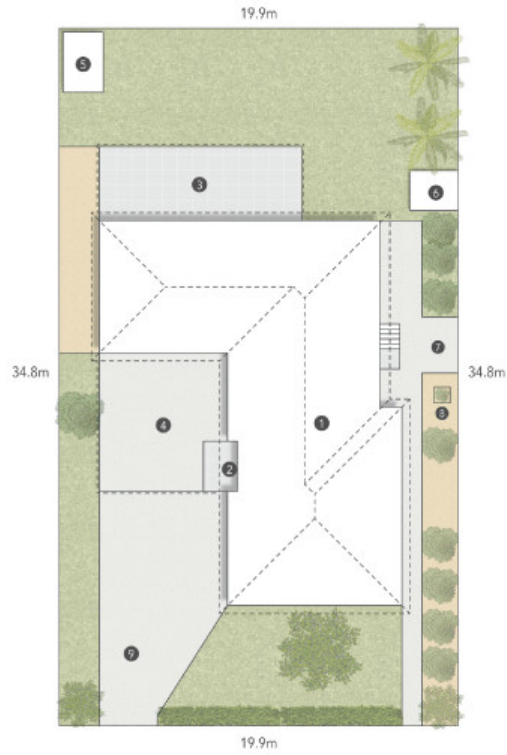
**PRICE:**  
**\$1,070,000**

**OPEN FOR INSPECTION:**  
**N/A**



**Martin O'Reilly**  
**0420768087**

[martin@oreillysestateagency.com.au](mailto:martin@oreillysestateagency.com.au)  
[www.oreillysestateagency.com.au](http://www.oreillysestateagency.com.au)



**SITE PLAN LEGEND**

- 1. Residence
- 2. Porch
- 3. Covered Outdoor Entertaining
- 4. Carport
- 5. Garden Shed
- 6. Cubby House
- 7. Drying Area
- 8. Veggie Box
- 9. Driveway

Martin O'Reilly  
0420 768 087

9 Viburnum Street  
VARSITY LAKES

- 708 m<sup>2</sup>
- 3 Bed
- 1 Bath
- 2 Car

Internal: 198 m<sup>2</sup>  
External: 41 m<sup>2</sup>  
**Total: 239 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

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.