

2 Gold Avenue, Yarrabilba, Qld 4207



House For Sale

Wednesday, 8 January 2025

2 Gold Avenue, Yarrabilba, Qld 4207

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 341 m2

Type: House



SASA PECI
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AARON RIDING
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\$629,000 + Offers

Situated on a corner block, this modern home, constructed in 2022, offers a unique blend of convenience and functionality. Its 5-metre side access provides ample space for parking a boat or caravan, making it ideal for those with recreational vehicles or a need for additional storage. The inclusion of solar and gas hot water systems enhances energy efficiency, reducing utility costs and contributing to a sustainable lifestyle. Proximity to community shops, a day care centre, and a school adds to the home's appeal, offering a practical location for families. The kitchen, equipped with a gas cooktop and a sleek stone benchtop, is a culinary enthusiast's dream. Its layout allows for easy interaction with the adjacent open plan living and dining areas, making it perfect for entertaining guests or keeping an eye on the family while preparing meals. The ceiling fan and air conditioning in the living area ensure comfort throughout the year, while the seamless connection to the undercover alfresco area expands the living space outdoors, ideal for casual dining or relaxation in a shaded setting. Positioned at the rear of the house, the master bedroom offers privacy and tranquillity. It features a walk-in robe and an ensuite with double vanities, catering to the needs of busy couples. This retreat-like setup provides a serene environment for unwinding after a long day. The additional bedrooms are thoughtfully designed, each fitted with built-in robes and light ceiling fans, ensuring comfort and ample storage for family members. The main bathroom, strategically located to service the living areas and bedrooms, offers convenience and accessibility. Its design ensures that family and visitors have easy access without disturbing the privacy of the master suite. Inside the single garage, the laundry is efficiently placed, providing direct access to the outdoor area. This layout is practical for managing household chores, allowing for easy transfer of laundry from indoors to the clothesline outside. The garage itself, equipped with a remote-control door, offers secure parking and additional storage space. The undercover alfresco area, overlooking the low-maintenance, fully fenced yard, creates a perfect setting for outdoor activities or gatherings. The 5-metre side access enhances the usability of the yard, making it suitable for storing larger items or even setting up a play area for children. A garden shed provides additional storage for tools and outdoor equipment, keeping the space organized and clutter-free. Overall, this home is designed to cater to a modern lifestyle, offering functional spaces that can be customized to suit various needs, from family living to entertaining guests, while ensuring comfort and convenience in every aspect.

Key Features:

- Built in 2022 on a corner block, offering a prime location with added privacy and space.
- Equipped with an 8.5 kW solar system, enhancing energy efficiency and reducing electricity costs.
- Fitted with a gas hot water system, providing a reliable and cost-effective hot water solution.
- Kitchen boasts a gas cooktop and a stone benchtop, ideal for those who enjoy cooking and need durable surfaces.
- Open plan living and dining area includes a ceiling fan and air conditioning, ensuring comfort in all seasons.
- Master bedroom features an air conditioner, a walk-in robe, and an ensuite with dual vanities, offering a luxurious private retreat.
- Additional bedrooms come with light ceiling fans and built-in robes, providing ample storage and comfort for occupants.
- Undercover alfresco area extends the living space outdoors, perfect for entertaining or relaxing in a sheltered environment.
- Single remote-control garage includes a conveniently located laundry with direct access to the outside, streamlining household tasks.
- Fully fenced yard with a 5-metre side access, suitable for storing large items like boats or caravans, and enhancing the property's versatility.

To arrange an inspection, please contact Sasa Peci on 0438 438 420 or Aaron Riding on 0411 099 100. Disclaimer: All information provided has been obtained from sources we believe to be accurate. However, we cannot guarantee the information is accurate and accept no liability for errors or omissions. (including but not limited to a property's land size, floor plans and size, building age and condition) Interested parties should make their own enquiries and obtain their own legal advice.