

**22 Biron Street, Yarrabilba, QLD, 4207**

— Refined

## House For Sale

Saturday, 11 January 2025

22 Biron Street, Yarrabilba, QLD, 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 640 m2**

**Type: House**



Alan Kuss

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## FAMILY HOME IN THE HEART OF YARRABILBA

Welcome to 22 Biron Street, Yarrabilba - A Stunning Plantation Home Designed for Modern Living

Set on an expansive 640m<sup>2</sup> block, this beautifully designed Plantation home offers the ideal blend of luxury, comfort, and functionality. Perfectly suited for those who love to entertain, this property provides a spacious and inviting atmosphere for both relaxed family moments and vibrant gatherings.

Step inside to discover three generous living areas, offering ample space for both formal and casual entertaining. The heart of the home is the sleek, contemporary kitchen, featuring a large 40mm stone island bench top, perfect for preparing meals and hosting guests. A walk-in pantry adds convenience and extensive storage, ensuring you have everything you need at your fingertips.

Designed with seamless indoor-outdoor living in mind, this home is perfect for entertaining. The open-plan living areas flow effortlessly onto the outdoor space, ideal for barbecues, family celebrations, or simply relaxing with loved ones in a tranquil setting.

Your private retreat awaits in the luxurious master suite, featuring a spacious walk-in robe and a sophisticated ensuite with dual vanities - your sanctuary after a day of entertaining or family time.

Additional Features Include:

- 3 Living areas
- Master suite with walk-in robe and ensuite
- Main bathroom with separate toilet for added convenience
- Ducted air conditioning throughout
- Large internal laundry
- Solar power for energy efficiency
- Side access potential
- Fully fenced 640m<sup>2</sup> block

Located in the thriving community of Yarrabilba, this home offers a peaceful lifestyle with easy access to schools, parks, and all essential amenities. Don't miss your chance to own this exquisite property - a perfect blend of luxury, convenience, and an entertainer's dream. Contact Alan Kuss today to arrange a viewing and experience the elegance and functionality of 22 Biron Street.

Yarrabilba is located 45 km southeast of Brisbane CBD and 55 minutes from the Gold Coast. It boasts over 10,000 residents and offers:

- 5 schools, 4 childcare centres, 1 kindergarten and 6 schools to come
- 10 parks and 20 to come
- Over 10,000 residents and over 35,000 to come
- 3 hectares of convenience shopping + 20 hectares to come (including a Major Town Centre)
- 2 Sport and recreation hubs and 5 to come
- More than 1,700 onsite jobs created and over 11,300 to come

There is so much to enjoy and so much more to come!

Disclaimer: Whilst every effort has been made to ensure the accuracy of these images and details, no warranty is given by the vendor or the agent as to their accuracy. Interested parties must satisfy themselves by inspection or their own research. Virtual furniture may have been used in these images.