

**50 Leland Street, Yarrabilba, Qld 4207**



**House For Sale**

Tuesday, 7 January 2025

50 Leland Street, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 601 m2**

**Type: House**



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## Offers Over \$799,000

Situated on a generous 601m<sup>2</sup> block with convenient side access, this property offers a well-designed layout ideal for modern living. The open plan living and dining areas create a seamless flow, making them perfect for entertaining or relaxed family gatherings. These spaces are air-conditioned for comfort and connect effortlessly to the undercover alfresco area, making indoor-outdoor living a breeze. The kitchen serves as the heart of the home, featuring a 900mm gas cooktop and oven, ideal for preparing gourmet meals or quick weeknight dinners. A stunning stone benchtop offers ample space for meal preparation or casual dining, while the large pantry and abundant cabinetry provide extensive storage options. Overlooking the open-plan areas, the kitchen ensures the chef remains part of the conversation. A separate rumpus room, complete with a ceiling fan, provides a versatile space that can be tailored to suit your needs. It's perfect as a movie room, a play area for younger children, or a retreat for teenagers seeking their own space. The master bedroom is thoughtfully positioned at the front of the house, offering privacy and comfort. It features an air conditioner, ceiling fan, walk-in robe, and a luxurious ensuite with double vanities, providing a personal sanctuary. The remaining bedrooms, all equipped with ceiling fans and built-in robes, are well-sized and designed to accommodate family or guests comfortably. The main bathroom includes both a shower and a bathtub, catering to both quick and leisurely bathing needs, with a separate toilet for added convenience. The laundry room is well-equipped with a storage cabinet, additional cabinetry, and a benchtop, with direct access to the outdoors, making household chores more manageable. An expansive undercover alfresco area, enhanced with downlights and a ceiling fan, offers a perfect setting for outdoor dining or lounging. Overlooking a fully fenced yard, this space is ideal for children and pets to play safely. The property also boasts a 3-metre side access, providing additional convenience for storing boats, trailers, or caravans. A double remote-control garage offers secure parking and storage solutions, completing the package for this family-friendly home. This property combines practical living spaces with thoughtful design, making it an excellent choice for those seeking comfort and versatility.

**Property Features:**

- Constructed in 2015, this home sits on a spacious 601m<sup>2</sup> block, offering ample room for outdoor activities and future enhancements.
- Equipped with 6.5kW solar panels for energy efficiency and cost savings
- The kitchen is thoughtfully equipped with a 900mm gas cooktop and oven, complemented by a stylish stone benchtop, providing both functionality and a modern aesthetic for meal preparation and casual dining.
- An open plan living and dining area features air conditioning, creating a comfortable environment for everyday living and entertaining, seamlessly connecting to the outdoor alfresco space.
- A dedicated rumpus room offers a versatile space, ideal for movie nights, a children's playroom, or a quiet retreat for teenagers, adding flexibility and functionality to the home.
- The master bedroom provides a private haven with a walk-in robe and an ensuite that includes double vanities, adding a touch of luxury and convenience.
- Each of the additional bedrooms is fitted with ceiling fans and built-in robes, ensuring comfort and practical storage solutions for family members or guests.
- A well-appointed main bathroom includes a shower and bathtub, catering to both quick showers and relaxing baths, with a separate toilet to enhance functionality.
- The laundry room is designed with ample storage options, a bench for folding, and direct access to the outside, making it a highly efficient space for managing household chores.
- An expansive undercover alfresco area, complete with a ceiling fan and downlights, provides an ideal setting for outdoor dining or entertaining, overlooking the fully fenced yard.
- The yard features a 3-metre side access, offering additional space for storing boats, trailers, or other large items, making it highly convenient for outdoor enthusiasts.
- A double remote-control garage provides secure parking and additional storage, rounding out the property's extensive list of features designed for modern family living.

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.