



7 Snowdonia Crescent, Yarrabilba




## Style & Quality - Superior Family Home - Ducted Air Conditioning - Two Living Zones

Welcome to 7 Snowdonia Crescent, Yarrabilba - where functionality meets wow factor...

Located within one of Yarrabilba's most desired precincts, The Parks, it's not hard to comprehend why so many families seek a home in this pocket. Surrounded by an array of local parks including a family favourite, Billubera Park - equipped with endless greenspace, a bush-inspired play area and basketball court, there is something for the whole family.

Snowdonia Crescent is conveniently located just a short walk to South Rock State School and provides easy access to main connecting roads, providing you seamless access to the communities' already established amenities.

The home itself is the epitome of luxury; showcasing high ceilings throughout with striking raked ceilings in the main living zone, it sets the tone of what is on offer. Quality window coverings, ducted air conditioning and solar are just a handful of the sought after inclusions

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**FOR RENT**  
\$795 PER WEEK

**VIEW**  
Sat 23rd May @ 9:00AM - 9:15AM

**AGENTS**  
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**AGENCY**  
LJ Hooker Property Complete  
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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

showcased throughout.

#### FEATURES -

- Zoned ducted air conditioning for your complete year round comfort
- Solar panels installed to assist you with decreasing the household running costs
- Contemporary kitchen boasting an abundance of bench and cupboard space, including walk in pantry with loads of storage options, including overhead and under bench cupboard space
- Kitchen inclusions: 900mm cooking appliances, dishwasher, stone bench tops and soft close cabinetry
- Open plan meals and living zone with seamless access to the patio
- The outdoor area is the perfect zone for outdoor entertainment - enjoy Sunday afternoon footy with the comfort of the outdoor fan and sought after BBQ for perfect at home entertaining with fridges
- Secondary living space, conveniently positioned at the front of the home provides multiple purpose options
- Four bedrooms feature mirrored built in robes and gorgeous plush carpets
- Two stylish bathrooms provide quality tap wear and fittings; the ensuite showcases his and her basins and an abundance of vanity storage - every woman's dream!
- Separate laundry with easy access outside
- Double remote controlled garage
- Fully fenced backyard with established lawns and gardens & a garden shed for extra storage

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants should make their own enquiries to verify information relating to this property, the suitability with regards to internet / phone providers and/or local council requirements with regards to parking and/or pets.

#### Disclaimer:

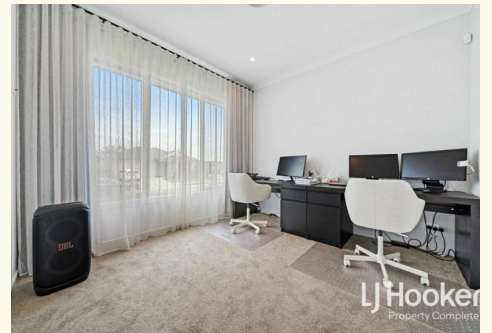
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## MORE DETAILS

Property ID 21B5HGS  
Property Type House  
Including Ensuite  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage

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7 Snowdonia Cres, Yarrabilba

Internal Size: 151sqm | External: 63sqm | Total Size: 214sqm

**Ray White.**

Keron Petzer | 0466 333 610

This floor plan is for illustrative purposes only. Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate only. No responsibility is taken for any errors, omission or miss-statement. Potential purchasers should make their own enquiries as to the accuracy of this floor plan.