







35 Yolla Street, Eagleby

FRESH, FAMILY-FRIENDLY & READY TO ENJOY

Four bedrooms, two bathrooms, fresh interiors and a backyard made for weekends - what's not to love? Freshly painted throughout and with new carpet to all four bedrooms, 35 Yolla Street is ready for you to move straight in and make it your own.

Set on a generous 542m² block, this is a home that gives the family room to live, relax and entertain without feeling like you're on top of each other. At the heart of the home is the spacious open-plan living and dining area, complete with air-conditioning for those warm Queensland days. With four bedrooms all fitted with ceiling fans, everyone gets their own comfortable space, while the primary bedroom steps things up with a walk-in robe and private ensuite.

And when the weekend arrives, take the entertaining outside. The covered outdoor entertaining area creates an easy extension of the living space - perfect for a BBQ with friends, watching the kids play or simply enjoying a quiet afternoon at home.

WHAT MAKES THIS ONE STAND OUT
• 4 bedrooms - Plenty of room for the family, guests, a home office or whatever life throws your way.

4 2 2

FOR SALE
Offers Over $860,000

VIEW
Thu 8th Oct @ 5:00PM - 5:30PM

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

• Primary bedroom with walk-in robe & ensuite - A private retreat with the storage and convenience you'll appreciate every day.
• 2 bathrooms - Ideal for busy family mornings and weekend visitors.
• Freshly painted throughout - A clean, refreshed interior means you can move in without the immediate need for a paintbrush.
• New carpet to the bedrooms - Fresh, comfortable and a simple update that makes a big difference.
• Air-conditioned open-plan living - Keep everyone comfortable while cooking dinner, watching a movie or entertaining friends.
• Ceiling fans to all four bedrooms - Keep the bedrooms cool and the air moving year-round.
• Covered outdoor entertaining - Your new favourite spot for Sunday BBQs, afternoon drinks and relaxed family gatherings.
• 542m² block - A generous parcel of land giving you plenty of backyard space to enjoy.

LIFE IN EAGLEBY
It's not just what's inside the home that makes this property appealing - the location does plenty of the work too.
Eagleby offers that enviable balance of suburban living with easy access to just about everywhere.

- M1 Motorway - Just minutes away, connecting you north towards Brisbane or south towards the Gold Coast.
- Beenleigh transport connections - Convenient access to train services and the wider South East Queensland network.
- Parks & open spaces - Plenty of options nearby for walking, playing and getting the family outdoors.
- Local shopping & essentials - Everything you need for day-to-day living is within easy reach.
- Schools & childcare - A selection of educational options are available throughout Eagleby and surrounding suburbs.
- Cafés, restaurants & entertainment - Whether you're grabbing a quick coffee or heading out for dinner, there's plenty close by.
- The Gold Coast - When the weekend calls for sand, surf and sunshine, you're well positioned to head south.
- Brisbane - Equally convenient for work, shopping, entertainment or a night out in the city.

READY WHEN YOU ARE
There's something very appealing about a home where you can simply turn the key, move in and start enjoying it. 35 Yolla Street is ready for its next chapter - could that be yours?

Come along, have a look and see just how easy family living could be.

Disclaimer: Some images have been digitally enhanced and/or virtually staged for presentation purposes. Furniture, décor and landscaping depicted may differ from the property's current presentation.

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MORE DETAILS

Property ID	1XZ9GRF
Property Type	House
Land Area	542 m2
Including	Ensuite

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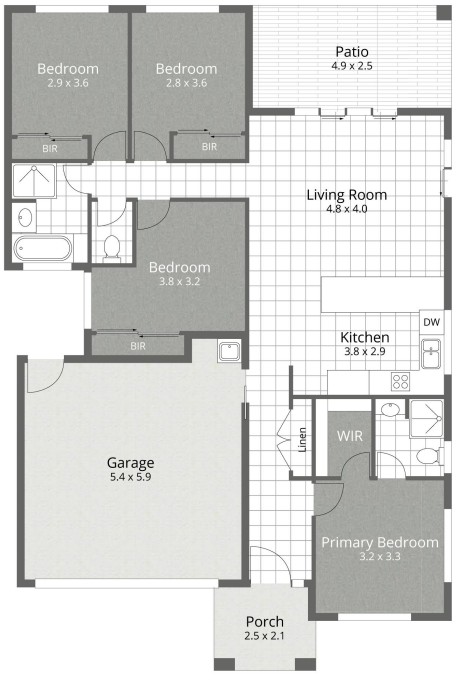








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Floor Plan



Site Plan

35 YOLLA STREET, EAGLEBY

4	2	2	111 m2 Internal 46 m2 External	157 m2 Total

TRINA WILSON - 0427 188 500
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

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