



38 Yolla Street, Eagleby

SOLD BY THE GILLESPIE TEAM

Transformed by extensive renovations that include a designer kitchen, full bathroom and laundry refits, new flooring, energy-saving downlights, and a repaint - this fabulous 3-bedroom lowset is ready to start a new chapter - and there's still a grassy backyard to get creative in.

Highlights:

- Combined living/dining/kitchen hub with AC, induction cooktop & stainless dishwasher
- 3 fan-cooled beds (1 with BIRs), chic main bathroom (glass-enclosed shower/storage niche)
- Durable timber-look flooring through beds/living hub, full-height tiling in the bathroom
- Sleek stone benchtops, crisp white joinery, feature tile splashbacks, & matt black tapware in the kitchen & laundry
- Huge covered alfresco patio, single carport, shed on slab, grassy fenced yard, solar panels

There's not a room here that hasn't been beautifully reimagined by the recent renovations. Easy-clean hybrid flooring now spans the air-conditioned open-plan kitchen/living/dining hub and all 3 bedrooms, with the main bathroom re-tiled floor-to-ceiling, and the laundry also updated with new floor tiling and tiled splashbacks that echo those in

3 1 1

FOR SALE
Under Contract

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the kitchen, but in a calming soft blue hue.

Brimming with white cabinetry/display shelving and sleek stone benchtops, the kitchen is a dreamy space for cooking and dining on-the-go along the brekky bar. Appliances are all-electric, solar panels helping offset running costs, and a fancy extender mixer tap sits over the undermount sink.

The surprise package with this property might be the 51m² (approx.) covered alfresco terrace out back. Running the entire length of the house and accessed off the dining area, this is a party-size patio that spills onto a lush lawned fenced backyard, perfect for kids and pets!

If you wanted, you could explore the possibility of adding a Granny Flat out back (STCA). The single carport opens along one side into the rear patio, with a garden shed (on a concrete slab) at the rear - and there is potential for side access if you're looking at getting tradies in down the line.

Of course, you could just be happy with the brilliant offering before you now and this brilliant location. In 10-minutes you can walk to Eagleby Wetlands/nature playground, a dog park and a variety of local sporting clubs. By car, it's only around 5-minutes to Beenleigh Marketplace/ALDI, Eagleby Shopping Centre, Eagleby South State School, Beenleigh State High and M1 access.

If you're after a fully renovated home in a quiet pocket embraced by nature, the search ends here.

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K & Q Investments Pty Ltd with Sunnybank Districts P/L T/A LJ Hooker Property Partners
ABN 56 794 753 139/ 21 107 068 020

MORE DETAILS

Property ID	B4W6F4R
Property Type	House
Land Area	610 m ²
Including	Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Fully Fenced Solar Panels

Karl Gillespie 0411 599 850

Partner & Agent/Independent Contractor | karlgillespie@ljhpp.com.au

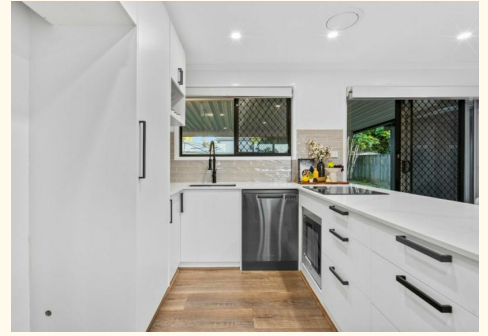
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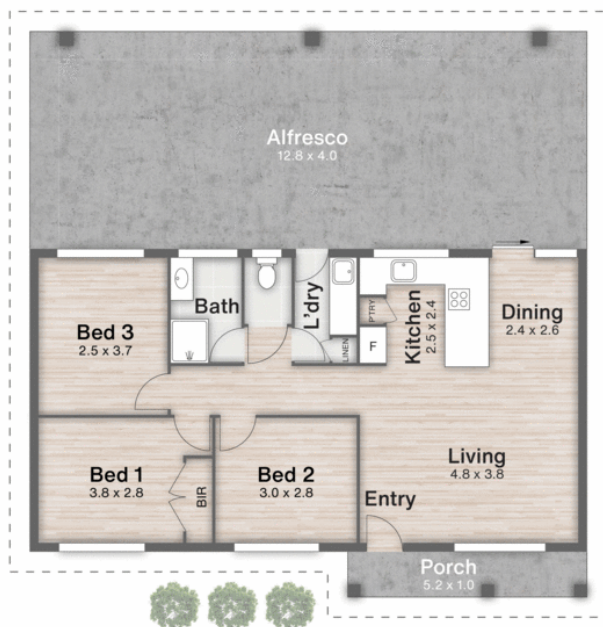
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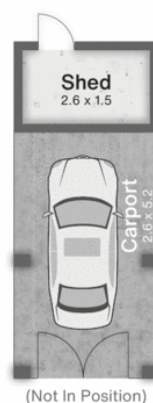
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- 1 Porch
- 2 Alfresco
- 3 Carport
- 4 Shed



38 Yolla Street **EAGLEBY**

3 Beds | 1 Bath | 1 Carport | 135m² | 610m²

LJ Hooker Property Partners

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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