



16 Yarraglen Place, Parkwood

## Spacious Family Home with Exceptional Versatility!

Positioned on a generous 920m<sup>2</sup> block in a quiet, family friendly cul-de-sac 16 Yarraglen Pl, Parkwood delivers the perfect blend of practicality, comfort and lifestyle. Inside the layout is functional and welcoming, the large living area flows seamlessly through to the kitchen and dining zone connecting you to the covered outdoor entertaining area creating an effortless indoor outdoor connection.

This exceptional property offers premium family living in one of Parkwood's most desirable pockets. On the market for the first time in over 23 years presenting a rare opportunity not to be missed. Room for all the toys with a double lock up garage and large carport perfect for the boat, caravan or motorhome.

- 4 good sized bedrooms, master with ensuite
- 2 updated bathrooms, including wheelchair-accessible facilities
- Double lock-up garage with internal access
- Large 4.3m x 7.4m (approx.) carport suitable for boat, caravan or motorhome
- High ceilings
- Air conditioning
- Updated flooring
- Separate laundry

All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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### FOR SALE

Offers Over \$1,350,000

### VIEW

Sat 20th Jun @ 10:00AM - 10:30AM

### AGENTS

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### AGENCY

LJ Hooker Nerang  
(07) 5581 4422



- Separate living and dining area
- Covered outdoor entertaining area
- Fully fenced, flat 920m2 block ideal for kids, pets and room for a pool
- Solar electricity and hot water
- Wheelchair accessible
- Garden shed
- Rental appraisal approximately \$1,050 - \$1.150 a week

Perfectly positioned close to Griffith University Gold Coast campus and Gold Coast University Hospital, easy access to Smith Street Motorway and the M1, shops, schools, parks, public transport, and other everyday amenities. This home offers convenience, comfort, and flexibility for families, downsizers, or investors alike.

Disclaimer: Whilst every effort has been made to ensure the accuracy of these particulars, no warranty is given by the vendor or the agent as to their accuracy. Interested parties should not rely on these particulars as representations of fact but must instead satisfy themselves by inspection or otherwise.

## MORE DETAILS

Property ID	5J1GF41
Property Type	House
Land Area	920 m2
Including	Outdoor Entertaining Built-in-Robes

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16 YARRAGLEN PLACE, PARKWOOD



Internal: 206m<sup>2</sup> | External: 45m<sup>2</sup> | Carport: 36m<sup>2</sup> | Total: 287m<sup>2</sup>

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.

