



Sold



75 Yarabah Crescent, Shailer Park

## Stunning Fully Renovated Abode - Massive Ambient Entertainment Area on an Expansive Block - Your Dream Home Awaits!

Come home to something truly special where all the hard work of renovating has been completed for you. As you enter you will be pleasantly surprised with the vast open plan design, bathed in natural light, stunning floors and down lights throughout. Embrace the picturesque landscaped gardens and nestled on a private 1112m<sup>2</sup> allotment with double gate side access to the backyard.

Delivering effortless lifestyle and sophistication with new ceiling fans, new light fixtures, new Colorbond fencing and Crim safe security screens which have been added to improve the features of this home for your future enjoyment.

For those who enjoy entertaining, the 76m<sup>2</sup> covered area will provide an abundance of space for both outdoor dining and recreational area.

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**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Shailer Park  
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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.

 **LJ Hooker**

The cathedral ceiling and pontoon lights create a beautiful ambient space to host your loved ones. Elevated position with soothing breezes that travel up from the valley. In the backyard there is an elevated paved area with power, which would be an ideal spot for a spa. There is ample space in the front yard to be able to accommodate a caravan or boat.

Shailer Park offers every convenience within minutes. Minutes away from Koolan Park, Venman National Forest and Daisy Hill National Forest for those who enjoy bush walking or mountain bike riding. Minutes from a bus service. Within close proximity to John Paul College, St Matthew's Primary School and Chisholm Catholic College. Just around the corner and within walking distance to the Hyperdome Shopping Centre and bus exchange. Easy M1 access to Brisbane CBD, Gold Coast and the Brisbane airport.

Accommodation - As you step inside there is a separate air-conditioned lounge room with leafy outlook and a massive open plan air-conditioned family room that will accommodate all your furniture and then some. A handy stand-up study desk with built-in USB ports to easily charge your devices.

Chefs delight kitchen with showstopper palatial stone island with waterfall edging, breakfast bar with additional hidden cupboards. This island bench will be the central point for all your gatherings. More features on offer are the double fridge space, 900mm oven for the chef in the family, pull out mixer, pantry with sensor light and stunning 3D splash back tiles. The kitchen seamlessly connects to the entertainment area so you can be part of the conversation. The casual meals area adjacent to the kitchen could also be used as a study or work from home space.

Four spacious bedrooms, all with ceiling fans and two with air-conditioning, including the grand master suite with customised triple cupboards and a large sliding door that leads directly onto the entertainment area, providing a feeling of endless space from the bedroom. The tastefully renovated ensuite featuring dual vanities, a large walk-in shower with two shower roses and a sliding door leading to the potential spa area.

The modern bathroom features a gorgeous free-standing bathtub, two shower roses and floating vanity with sensor lighting. A renovated laundry complete with overhead storage and spacious timber bench.

Features - Double remote garage with epoxy flooring, a security alarm, two hardwired cameras, a 3m x 3m garden shed.

Don't miss your chance to make this stunning house your home. Be sure to attend the open house to experience firsthand the beauty and potential of this remarkable property. Act fast, opportunities like this are rare. Call Melinda Lee-Ball for additional information.

## MORE DETAILS

Property ID 6B3HVG  
Property Type House  
Land Area 1112 m2  
Including Air Conditioning  
Alarm  
Dishwasher  
Outdoor Entertaining  
Floorboards  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

**Melinda Lee-Ball 0415 520 748**

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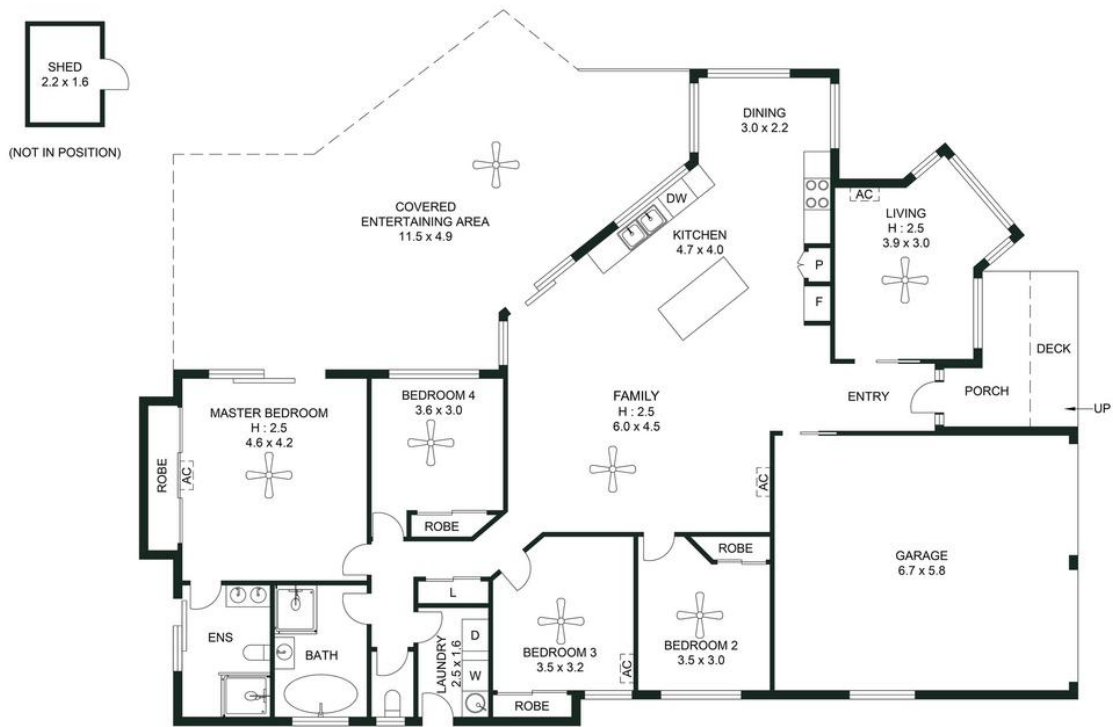
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### 75 YARABAH CRESCENT, SHAILER PARK

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The floor plan is not to scale; measurements are indicative and in metres. Exterior elements are not in position.



APPROXIMATE AREAS	
Internal Area	157 sqm
External Area	103 sqm
Total Area	260 sqm