



9 Yappar Road, South Maclean

Near New - Quality, Space & Style

Built by Avia Homes and just two years old, this beautifully presented four-bedroom home offers contemporary living, quality finishes and a practical family-friendly layout on an east facing flat block.

Offering close to 200sqm under roof, the home provides plenty of space for the growing family while remaining easy to maintain. The master suite is privately positioned at the rear of the property, creating excellent separation from the remaining bedrooms.

The master bedroom features air conditioning, a walk-in wardrobe and an ensuite, while the other three bedrooms are fitted with built-in robes, ceiling fans and windows providing plenty of natural light and airflow.

At the heart of the home is a well-appointed kitchen featuring a gas cooktop, stone bench-top and a generous walk-in pantry. The main living area is air conditioned and provides a comfortable space for everyday family living.

A separate, generously sized media room adds another versatile living space, perfect for movie nights, entertaining or simply giving the

4 2 2

FOR SALE
Offers Over \$850,000

VIEW
By Appointment

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

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family some extra room to spread out.

Outside, the covered alfresco provides an ideal space for entertaining or enjoying a quiet afternoon overlooking the backyard. The decent-sized lawn area offers room for children and pets to enjoy, a possibility for a pool in the future as it is all set on a level, flat block.

With its modern design, thoughtful floor-plan, quality inclusions and private master suite, this near-new Avia Homes property presents an excellent opportunity for buyers looking for a comfortable and low-maintenance family home.

Location Highlights:

Family-Friendly Locale: Nestled in one of South Maclean's most desirable new communities, surrounded by quality homes and a peaceful atmosphere.

Education: Close to South Maclean State School and Hills International College, offering excellent options for families.

Connectivity: Easy access to major arterial roads ensures convenient travel to nearby hubs and the Brisbane CBD.

Lifestyle & Convenience: Just minutes to Browns Plains Grand Plaza and Marsden Park Shopping Centre, providing a variety of retail, dining, and everyday amenities.

Combining luxury finishes, thoughtful design, and a highly desirable location, this brand-new home is ready for its first owners to move in and enjoy.

Contact AJ today to arrange your private inspection.

Disclaimer: The information provided in this property advertisement is deemed to be accurate at the time of publication, but it is not guaranteed and should not be relied upon as definitive. Buyers are encouraged to conduct their own independent investigations and due diligence to verify all details and assess the property's suitability for their needs. Please note: a few photos above are virtually staged. The property is being sold as-is, and no warranties or representations are made regarding the accuracy of the information provided.

MORE DETAILS

Property ID 1Q4HYT
Property Type House
Land Area 375 m2
Including Study
Air Conditioning
Alarm
Courtyard
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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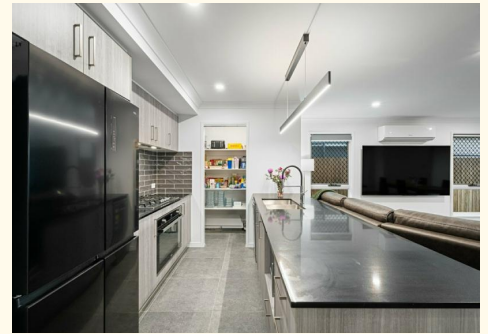
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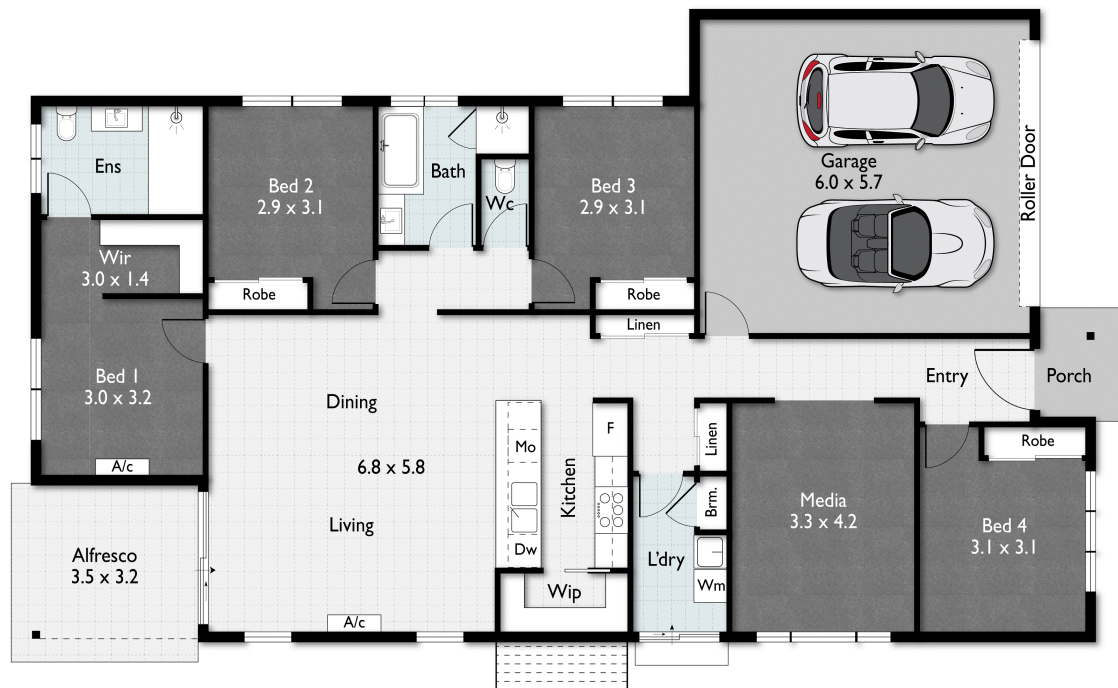
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Scale in meters. Indicative only. Dimensions are approximate.
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