







3 Grasslands Street, Yarrabilba

Former Display Home - Ready for a Refresh —Unlock the Potential

Welcome to 3 Grasslands Street, Yarrabilba - one of the original display homes from Yarrabilba's Precinct 1 and a home that was designed to impress buyers when Yarrabilba was first taking shape. This former display home came with all the bells and whistles of its time, offering a floorplan and features that set it apart from your standard build.

Fast-forward to today and, like anything that has been well lived in, she's ready for a little TLC. But the important part? The bones are already here. With a minor facelift, some fresh ideas and a little elbow grease, this home has the potential to shine once again.

Featuring four bedrooms, multiple living spaces, ducted air-conditioning and a solar system, this home was built with all the extras - and many of those features remain firmly at the top of today's buyer wish list.

This cleverly designed four bedroom home offers something you rarely find, flexibility without the renovation. With three separate living

4 2 2

FOR SALE
Contact Agent

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

spaces, two can be easily transformed into additional bedrooms when required, giving you the potential for up to six bedrooms without moving a single wall.

Whether you need dedicated living areas today or extra bedroom space for a growing or extended family tomorrow, this unique floorplan adapts to your needs - giving you the space of a six-bedroom home without the cost and disruption of reconfiguring the layout.

Property Highlights:
- Built by Val Eco Homes in 2013 as a showcase home with upgraded inclusions
- Spacious master suite featuring a walk-through robe and private ensuite with his-and-hers vanities
- Three additional bedrooms, all complete with built-in robes and ceiling fans
- Main bathroom featuring floor-to-ceiling tiles, separate bathtub, above-bench vanity and separate toilet
- Three separate living areas including open-plan main living and dining, dedicated media room and separate rumpus
- Dedicated home study plus an additional study nook - perfect for working from home or busy family life
- Well-appointed kitchen with electric cooking, dishwasher, plumbed fridge connection and a walk-in pantry
- Ducted air-conditioning for all year-round comfort
- 10kW solar system to help keep household energy costs down
- Decked outdoor entertaining areas, front and back of the home, with plenty of room to relax and entertain
- Low-maintenance backyard with synthetic turf and established raised garden beds

Whether you're a first home buyer happy to roll up your sleeves, an owner-occupier looking for a home you can make your own, or a savvy buyer who can see the potential beyond a few cosmetic updates, 3 Grasslands Street is an opportunity worth a closer look.

Disclaimer:
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MORE DETAILS

Property ID	21UAHGS
Property Type	House
House Size	275 m2
Land Area	512 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Alarm
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Solar Panels











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4 | **2** | **2** | **275Sqm**

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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