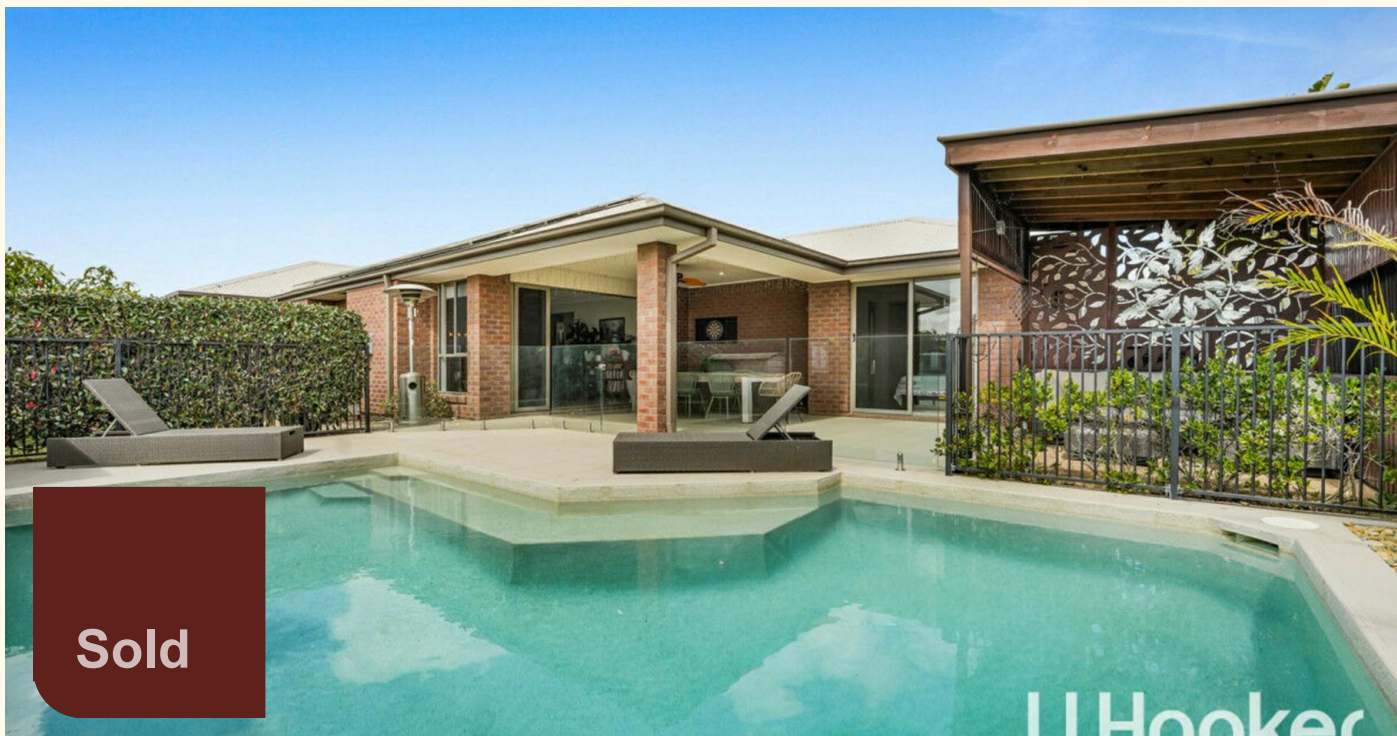




3 Sandell Street, Yarrabilba

SOLD By Christie Smith!!

Expansive Family Living Meets an Entertainer's Paradise

Beautifully maintained and proudly owner-occupied since new, this is the kind of home where you can immediately see the care that has gone into it. Built by Chelbrooke in 2014 and offering an impressive 247m² of living on a generous 640m² block, this expansive family home delivers space, comfort and an outdoor setup made for Queensland living.

Step inside and the sense of space continues, with high ceilings, ducted air-conditioning throughout and a thoughtfully designed floorplan giving the whole family room to spread out. At the heart of the home is the spacious open-plan living, dining and kitchen area, filled with an abundance of natural light and designed for effortless everyday living. The kitchen features a walk-in pantry, excellent storage and generous preparation space, while the cosy gas fireplace creates the perfect atmosphere through the cooler months. Whether you're entertaining in summer or settling in by the fire in winter, this is a space made to be enjoyed year-round.

Four generous bedrooms provide comfortable accommodation, while the master suite offers its own private retreat with a walk-in robe and spacious ensuite featuring his-and-her basins and double shower. An

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FOR SALE

Offers Over \$1,000,000

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additional rumpus room adds even more flexibility - perfect as a kids' retreat, media room, games room or second living space.

But outside is where this home really turns it on. Designed with entertaining and family living in mind, the backyard is your own private escape, complete with a sparkling saltwater swimming pool, established fruit and vegetable garden beds, and a securely fenced grassed area perfect for the family pets. There's also a handy yard shed for the tools, toys and extra storage. Whether you're cooling off in the pool, entertaining friends, pottering in the garden or simply enjoying the outdoors with the family, outside is where it's at - with something for every member of the household to enjoy.

Property Features You'll Love:

- Meticulously maintained and owner-occupied since new
- Master suite with walk-in robe and ensuite, his-and-her ensuite basins and double shower
- Ducted air-conditioning throughout
- Solar panels
- High ceilings creating an added sense of space
- Spacious kitchen with walk-in pantry, electric cooking and dishwasher
- Multiple living areas
- Sparkling saltwater swimming pool
- Fantastic outdoor entertaining and backyard space
- Yard shed for additional storage
- A true entertainer's home with room for the entire family

Big on space, big on entertaining and beautifully cared for from day one - this is a home that has been designed to be lived in and enjoyed. From poolside weekends to family movie nights and entertaining friends, there's plenty here to impress.

Yarrabilba continues to stand out as one of South East Queensland's major master-planned growth communities, ideally positioned between Brisbane and the Gold Coast. With established schools, childcare, shopping, medical services, sporting facilities and an abundance of parks and walking trails already on your doorstep, everyday living is well catered for. For buyers, it's an opportunity to secure a home in an already thriving community while being part of a location that continues to grow, evolve and attract further infrastructure and amenity.

Disclaimer:

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MORE DETAILS

Property ID	21U4HGS
Property Type	House
House Size	247 m2
Land Area	640 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Pool
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage

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3 Sandell Street, Yarrabilba



4 | 2 | 247 Sqm | 247

Total approx area includes outside covered areas



SITE PLAN

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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