

Yarrabilba, 4 Winkler Court

Your Dream Home Awaits! Live In or Invest.

Welcome to this beautifully designed and well-maintained 202m² home, perfectly situated on a generous 409m² corner block in the peaceful and family-friendly suburb of Yarrabilba. Conveniently located within walking distance to schools, shops, and parklands, this property offers the ideal combination of space, privacy, and modern living- in a quiet neighbourhood without the hustle and bustle. Whether you're a growing family, first-time homebuyer, or an investor, this property is sure to tick all the boxes! Vacant and ready to move in before Xmas.

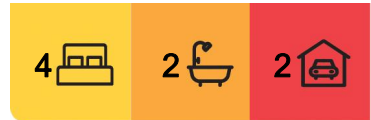
This property needs to be seen to appreciate what it offers.

Property Features:

*Large Corner Block —Enjoy the privacy and space of a 409m² corner block, ideal for family living and future potential.

*Built in 2017 —A contemporary home with all the modern finishes and features.

*Generous 202m² Home —With an open-plan design that maximizes space and light, perfect for comfortable family living.



For Sale
Contact Agent

View
ljhooker.com.au/1Z4QHGS

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LJ Hooker Property Complete
1300 360 388

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Inside the Home:

- *Media/Lounge Room —Situated at the front of the house, this space is perfect for movie nights or a quiet area to unwind, complete with carpet and a ceiling fan for added comfort.
- *Air-conditioned Master Suite —The spacious master bedroom is a retreat in itself, featuring new carpets, air-conditioning, a large walk-in robe, and a luxurious ensuite with a double shower and his-and-her's stone vanity.
- *Three Additional Bedrooms —All generously sized with built-in robes, ceiling fans, and new carpets.
- *Main Bathroom —Equipped with both a shower and a bathtub, and a full-length mirror. A separate toilet ensures privacy and convenience.
- *Open-Plan Kitchen, Dining & Lounge —This massive space is ideal for entertaining, with quality stainless steel appliances, including an electric oven, gas cooktop, and rangehood, all complemented by stone benchtops.
- *Study Nook —A perfect spot for a home office or study, conveniently located next to the laundry area with direct access to the outdoors.

Outdoor Living:

- *Undercover Alfresco Area —The ideal space to relax or entertain guests, overlooking the easy-to-maintain backyard.
- *Shed —A large shed on a concrete slab provides secure storage for your gardening tools, mowers, or any additional equipment.
- *Side Access Potential —The possibility to create a side entrance for extra convenience and flexibility.

Additional Highlights:

- *Huge Double Garage —Remote-controlled, providing ample space for two vehicles and additional storage.
- *Easy-to-Maintain Yard —With a fully fenced backyard, you'll enjoy low-maintenance living while still having room for the kids to play or to add your own personal touch to the garden.
- *Vacant and Ready to Move In —Whether you're a new homeowner or investor, this property is ready for its next chapter.

Property Summary:

- *Large Corner Block
- *Built in 2017
- *4 Bedrooms (Master with WIR & Ensuite)
- *2 Bathrooms and Separate Toilet.
- *Open-Plan Kitchen/Dining/Lounge
- *Media Room
- *Study Nook
- *Undercover Alfresco Area
- *Large Shed
- *Double Remote Garage
- *Easy-to-Maintain Yard

This home is vacant and awaiting its new owners.

This is an exceptional opportunity to secure a modern family home in one of Yarrabilba's most desirable locations. Don't miss out on this beautiful property-contact George Panopoulos LJ Hooker Complete on 0429 111 021 to arrange an inspection or to learn more.

Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased.



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Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1Z4QHGS
Property Type	House
House Size	212 m ²
Land Area	409 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

George Panopoulos 0429 111 021

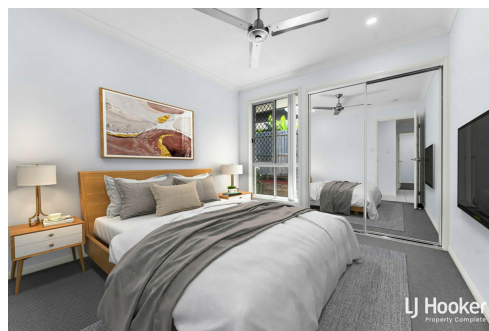
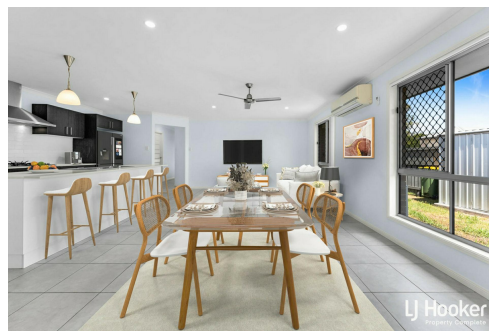
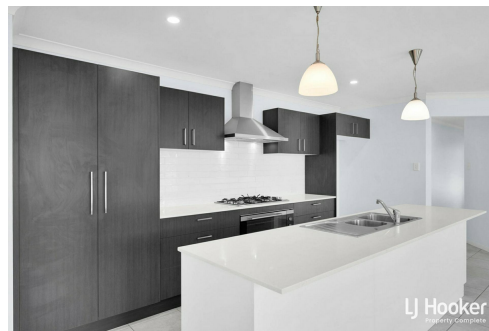
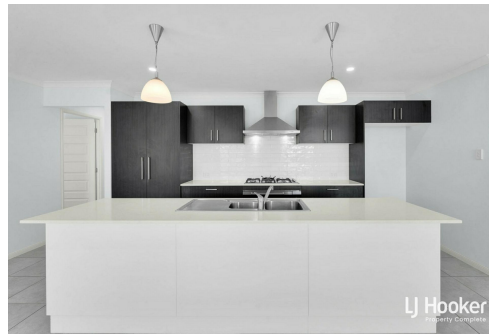
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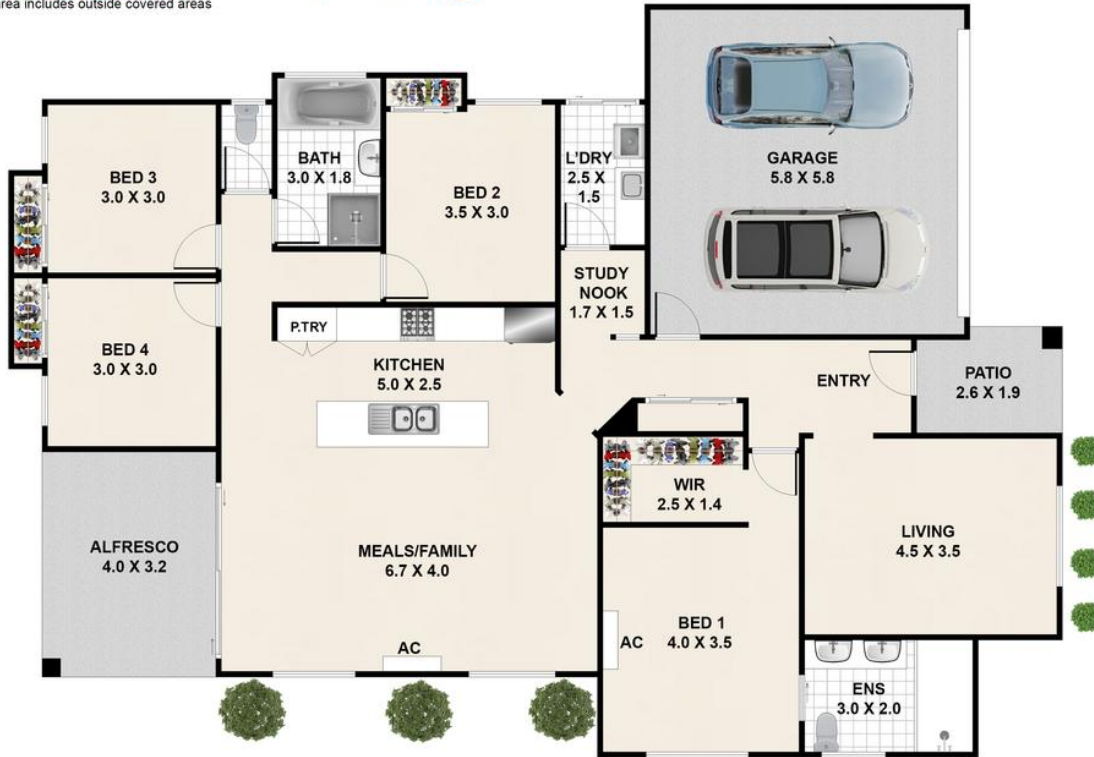
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4 Winkler Court, Yarrabilba



4 | 2 | 2 | 197 Sqm | |

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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