



6 Expedition Road, Yarrabilba

GREAT SIZE YARD AND A GENEROUS FAMILY FRIENDLY LAYOUT

Designed by Hotondo Homes and built approximately 6 years ago this well-appointed residence is perfectly suited to families with multiple living areas and a substantial rear yard that your children and pets will absolutely love.

Positioned a flat useable parcel of approximately 486m2 there is loads of room for anyone wanting to look at adding a pool down the track STCA and buyers will be suitably impressed by the quality inclusions on offer.

Whether you're looking for the next addition to your investment portfolio or to secure a quality home for your own family to enjoy we are sure that inspection will not disappoint and we hope to see you at the open home!

This Property Also Includes;

Auto double lock up garage with internal access provided to the home and plenty of additional parking space in front of the home for anyone

4  2  2 

FOR SALE
EXPRESSIONS OF INTEREST

VIEW
By Appointment

AGENTS
Michael Folkard
0402 656 246
michael@ljhgc.com.au

AGENCY
LJ Hooker Nerang
(07) 5581 4422

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**

needing to park a trailer or caravan

Currently tenanted until the 3rd of August 2026 for \$730 per week with tenants happy to stay on for an investor

Generous 486m2 useable block with an impressive rear yard for the children and pets to enjoy plus loads of space for anyone wanting to add a pool down the track STCA

Ducted air conditioning throughout the home for added comfort all year round

Solar power system installed to help lower the electricity bills

Four bedrooms all with fans and built in robes provided

Master bedroom featuring its own walk-in robe and ensuite

Main bathroom positioned off the family room and featuring a shower, bathtub and chrome fixtures

Modern kitchen featuring SS appliances, a large gas cooktop, island bench, dishwasher and ample amounts of useable bench space

Covered entertaining area at the rear of the home which helps to seamlessly blend indoor and outdoor living

The family room which is located outside the 2nd, 3rd and 4th bedrooms is ideal for use as either a rumpus room or teenager's retreat

Separate laundry with direct access to the outdoor clothesline on the western side of the home

Central positioning within the South Rock State School Catchment and only a short walk to local district parks. A vast array of conveniences are located just down the road including the local service station, a variety of eateries, gyms and much more. To register your interest in the sensational family home please Michael on 0402 656 246.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

Disclaimer: All information contained herewith, including but not limited to the general property description, images, floorplans, figures, price and address, has been provided to Shane Colquhoun Pty Limited and Michael Folkard Property Pty Limited by third parties. We have obtained this information from sources that we believe to be reliable; however, we cannot guarantee the accuracy and or completeness of this information. The information contained herewith should not be relied upon as being true and correct. You should make independent inquiries and seek your own independent advice in respect of this property or any property on this website.

MORE DETAILS

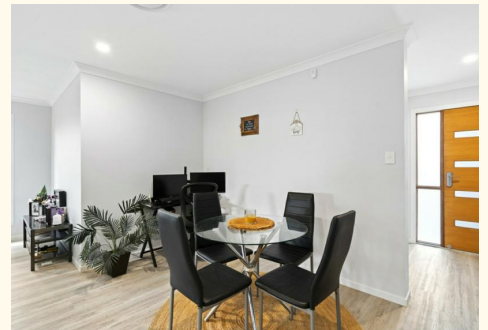
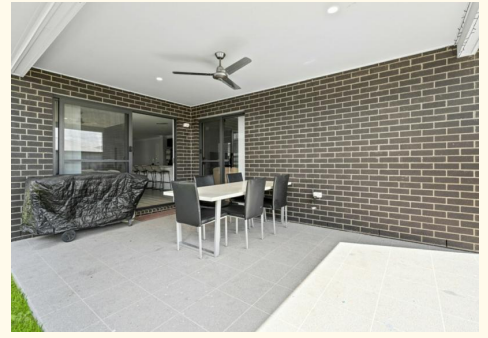
Property ID	5HXXF41
Property Type	House
Land Area	486 m2
Including	Air Conditioning Outdoor Entertaining Built-in-Robes

Michael Folkard 0402 656 246

Sales Specialist | L.R.E.A. | Independent Contractor |
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6 EXPEDITION ROAD, YARRABILBA

 4  2  2

Internal: 184m² | External: 19m² | Total: 203m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

