







64 Marl Crescent, Yarrabilba

Freshly Painted. Completely Refreshed. Ready to Move in!

If your property wish list includes four bedrooms, multiple living areas, a well-appointed kitchen, plenty of room to entertain and a backyard that won't take over your weekends, 64 Marl Crescent has everything you've been looking for.

Built in 2019 by Simonds Homes and offering big 200m2 of home on a 400m2 block, this is a property that packs plenty into its footprint. With four good-sized bedrooms, two separate living areas, air-conditioning and an undercover alfresco, there's room to spread out without signing yourself up for an acreage-sized mowing job.

At the centre of the home is a generously sized kitchen with plenty of bench, fridge plumbing, walk in pantry, built in microwave area and a lot of storage space. A 900mm stainless steel gas cooktop and electric oven and dishwasher make it well equipped for everything from the Tuesday-night dinner rush to entertaining a house full of friends.

The kitchen connects seamlessly with the open-plan living and dining area, where air-conditioning keeps things comfortable and sliding doors extend the living space straight out to the covered alfresco.

4 2 2

FOR SALE
Offers Over $845,000

VIEW
By Appointment

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And because sometimes everyone needs their own corner of the house, there's also a separate air-conditioned living/media room. Movie room, kids' retreat, gaming zone or somewhere to disappear with a coffee and shut the door - you decide!

The master bedroom gives the adults a comfortable retreat of their own, complete with air-conditioning, ceiling fan and a large private ensuite. Three additional good-sized bedrooms all feature ceiling fans, while the main bathroom, separate toilet and internal laundry keep the practical side of family life covered.

Outside, the fully fenced 400m2 block offers manageable yard space for kids, pets or weekend entertaining, while the double remote garage takes care of the cars and additional storage.

Property Highlights

- Built in 2019
- Freshly repainted interior
" Approximately 200m2 build
" 400m² fully fenced block
- Four good-sized bedrooms with built in robes and ceiling fans
- Master bedroom with walk in robe, air-conditioning, ceiling fan and large ensuite
- Spacious modern kitchen with excellent storage
- 900mm stainless steel gas cooktop and oven and rangehood
- Dishwasher
- Designer tapware and basins
- Air-conditioned open-plan living and dining
- Separate air-conditioned living/media room
- Generously sized main bathroom
- Separate toilet
- Internal laundry
- Covered alfresco entertaining area
- Double remote-control lock-up garage
- Fully fenced backyard
- Walking distance to the Yarrabilba State Secondary College
- 5 mins to local cafes, gym and convenience store

Invest in a Growing Community

Located within Logan City's thriving growth corridor, Yarrabilba continues to attract families, professionals and investors seeking exceptional value and a connected lifestyle. Positioned approximately 45 minutes from both Brisbane CBD and the Gold Coast, and only a short drive to Tamborine Mountain, the community offers the perfect blend of urban convenience and natural surrounds.

Residents enjoy access to quality schools, childcare centres, shopping precincts, cafes, sporting facilities, playgrounds and kilometres of walking and cycling trails, with significant future infrastructure continuing to enhance the area's long-term appeal.

Whether you're seeking a set-and-forget investment with secure rental income or planning ahead for your next home, 64 Marl Crescent is an opportunity that combines location, lifestyle and lasting value.

Opportunities in this tightly held pocket don't last long, contact us today to arrange your inspection or request further information.

Disclaimer:
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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 DETAILS

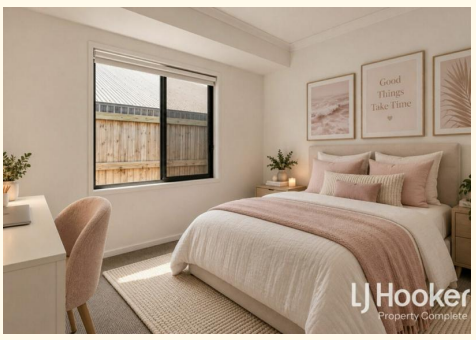
Property ID	21UVHGS
Property Type	House
House Size	200 m2
Land Area	400 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability











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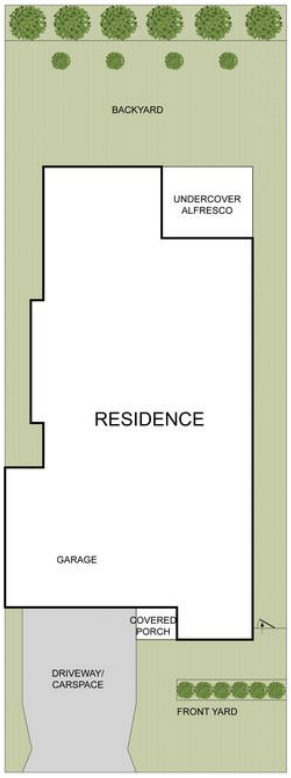
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4 | 2 | 2 | 200 Sqm | N

Total approx area includes outside covered areas.



GROUND FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 aany error, omission, miss-statement or use of data shown

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