



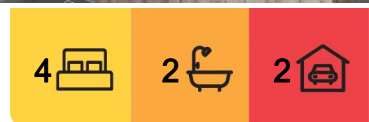
Yarrabilba, 7 Mudlo Street

Discover Modern Comfort and Convenience in Yarrabilba

Welcome to 7 Mudlo Street, Yarrabilba! Nestled in a peaceful and welcoming neighborhood, this modern residence offers the perfect combination of tranquility and convenience. Ideal for both first-time home buyers and savvy investors, this property promises a contemporary and comfortable lifestyle in one of Yarrabilba's most sought-after locations.

This home features four generously sized bedrooms and two well-appointed bathrooms, including a master suite with an ensuite. Designed with family living in mind, the open-plan layout creates a seamless flow between the living, dining, and kitchen areas, perfect for entertaining or enjoying quality family time. The stylish kitchen boasts ample storage, sleek countertops, and modern appliances, making it a delight for any home chef.

The property includes a double garage for secure parking and storage, along with a spacious backyard perfect for outdoor activities and relaxation. Situated on a manageable



For Sale
Offers Over \$599,000

View
ljhooker.com.au/1YGXHGS

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320m2 block, the yard offers plenty of space without the burden of extensive maintenance.

PROPERTY FEATURES:

- Open-plan kitchen, lounge, and dining area
- Modern kitchen with quality fixtures and ample storage
- Versatile living spaces for flexible living options
- Master bedroom retreat with walk-in robe and ensuite
- Four generously sized bedrooms with built-in storage
- Family bathroom with a separate toilet for added convenience
- Fully fenced yard ensuring privacy and security
- Double garage for secure parking and storage

FOR INVESTORS:

Current Rental Lease: \$530 per week

Lease Ending: January 2025

LOCATION:

- Minutes to local schools including: Yarrabilba State School and Yarrabilba State Secondary College
- Close to Yarrabilba Shopping Centre
- Proximity to essential amenities, including childcare and family health centers
- Easy access to public transportation

Located in a family-friendly neighborhood, residents of Mudlo Street enjoy easy access to local parks, schools, shopping centers, and public transport. The community is known for its high quality of life and convenient amenities, making it an ideal place to call home.

Don't miss out on the opportunity to secure this perfect blend of tranquility and convenience. Contact us now for more details. Whether you're a first-time buyer or looking to expand your investment portfolio, 7 Mudlo Street offers everything you need for a comfortable and modern lifestyle.

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. 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.



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More About this Property

Property ID	1YGXHGS
Property Type	House
House Size	199 m ²
Land Area	313 m ²
Including	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

Christie Smith 0419 684 184

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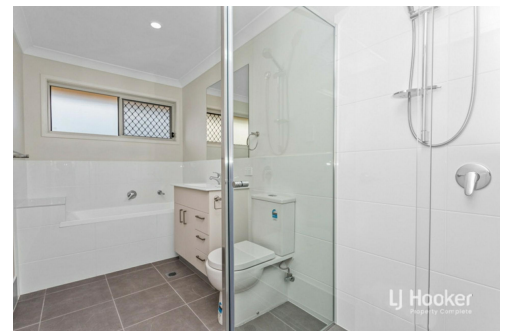
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7 Mudlo Street, Yarrabilba



TOTAL AREA : 199m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

