



13 Hexham Street, Yarrabilba

## Modern Family Living - Metricon Quality - Mallee Pocket Precinct

- \*\* NB: Initial 13 Month lease will be offered - the rent will be \$630 per week until 18/04/2026 \*\*\*

Welcome to 13 Hexham Street, Yarrabilba - a beautifully presented home offering modern comfort, practical design and low-maintenance living in one of Yarrabilba's growing family-friendly communities. Thoughtfully designed with spacious interiors and quality finishes, this home is perfect for families or professionals seeking a stylish and convenient lifestyle.

The heart of the home features a contemporary kitchen complete with ample bench space, modern appliances and generous storage, seamlessly flowing into the open-plan living and dining area. This inviting space is ideal for both everyday living and entertaining, with natural light enhancing the modern interior.

The home offers well-sized bedrooms, including a comfortable master retreat complete with its own ensuite and built-in storage. The additional bedrooms are positioned to provide privacy and are serviced by a well-appointed main bathroom.

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**FOR RENT**  
\$685 PER WEEK

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
LJ Hooker Property Complete  
1300 360 388

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**

Step outside to a low-maintenance outdoor area, perfect for relaxing or enjoying time with family and friends without the upkeep of a large yard.

#### FEATURES -

- Spacious open-plan living and dining area
- Modern kitchen with quality appliances and ample storage
- Generous master bedroom with private ensuite
- Additional well-sized bedrooms with built-in wardrobes
- Modern main bathroom with quality fixtures
- Air conditioning for year-round comfort
- Secure garage with internal access
- Low-maintenance yard
- Solar panels
- EV charger

#### Location Highlights:

- Situated in established, Mallee Pocket precinct
- " Close to local parks, playgrounds and walking tracks
- " Minutes to local shops, cafés and essential amenities
- Within easy reach of local schools and childcare centres
- Convenient access to major connecting roads to Brisbane and the Gold Coast

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants should make their own enquiries to verify information relating to this property, the suitability with regards to internet / phone providers and/or local council requirements with regards to parking and/or pets.

#### 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.

#### MORE DETAILS

Property ID	215FHGS
Property Type	House
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Kylian Simpson 1300 360 388**

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