



15 Howard Street, Yarrabilba

Spacious Family Home - Separate Living Areas - Spacious Yard

Welcome to 15 Howard Street-a stylish and spacious home offering a comfortable balance of family living and easy entertaining. Its generous layout provides room to come together, while separate living spaces offer flexibility and space as your household's needs change.

At the heart of the home, the beautifully appointed kitchen connects with the open plan living area, creating a welcoming setting for everyday meals and time with family. Warm contemporary finishes add to the home's inviting feel, while the covered alfresco extends the living experience outdoors.

With comfortable bedrooms, a private master retreat and a fully fenced backyard, this home offers space to settle in and enjoy.

Reach out to The Leasing Team, to arrange your private inspection of this property.

FEATURES

- 4 bedrooms, all with built in robes and ceiling fans

4 2 2

FOR RENT
\$670 PER WEEK

VIEW
By Appointment

AGENTS

Kylian Simpson
1300 360 388
ksimpson@ljhcomplete.com.au

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.



- Master bedroom features ensuite, walk-in-robe, air conditioning and ceiling fan
- Remaining bedrooms are serviced by the master bathroom equipped with separate bath tub and separate toilet
- Stunning kitchen with impressive 900mm gas cooker, range hood and dishwasher
- Ample cupboard and bench space
- Spacious open plan living
- Additional living space with air conditioning
- Large separate laundry with linen cupboard and single side access to yard
- Undercover alfresco entertainment area
- Fully fenced backyard
- Double lock up garage

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	21Y3HGS
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Kylian Simpson 1300 360 388

Leasing Agent | ksimpson@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

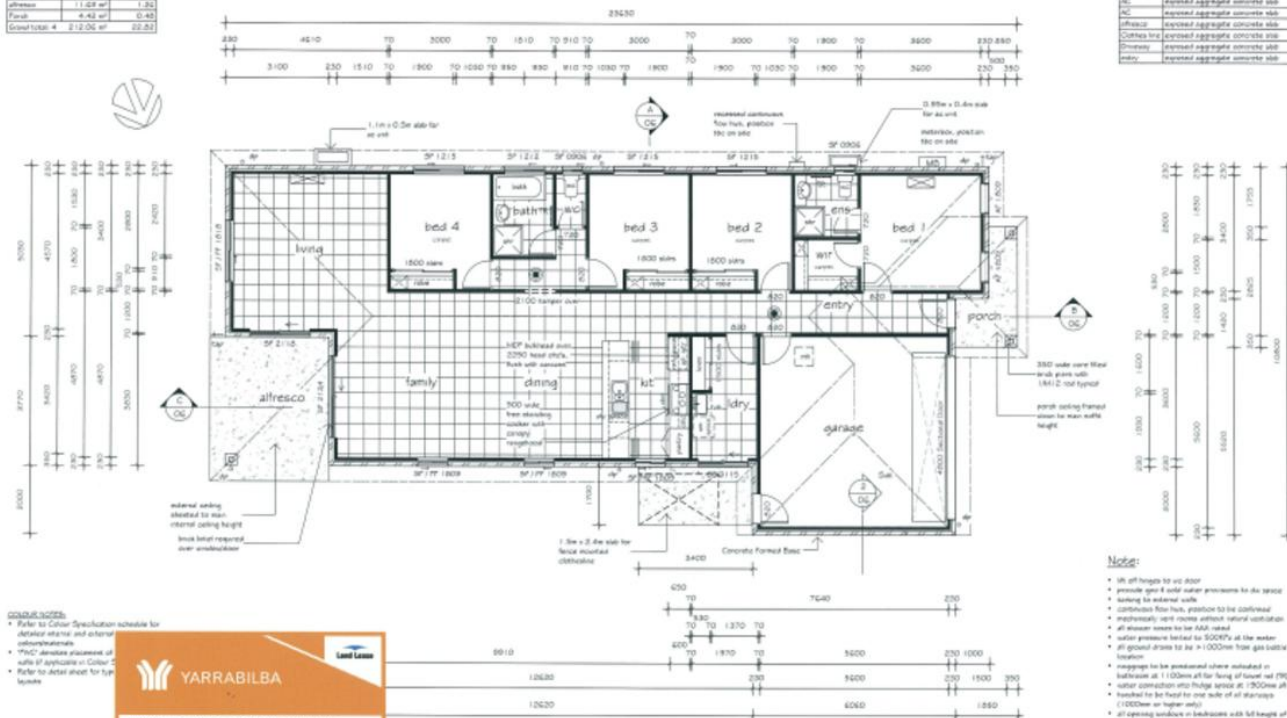
Level 1, 32 Everglade Street, YARRABILBA QLD 4207

propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



Area Schedule		
Name	Area	Squares
Living	161.02 m ²	17.39
Dining Area	54.19 m ²	5.92
Kitchen	17.02 m ²	1.85
Porch	4.43 m ²	0.48
Grand total	212.66 m ²	22.64

Concrete Schedule		
Comments	Material	Comments
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	
AC	exposed aggregate concrete slab	



- NOTES:**
- Refer to Colour Specification schedule for detailed internal and external colour combinations.
 - *FAC denotes placement of walls of appropriate colour.
 - Refer to detail sheet for type finish.



- Note:**
- Use of hinges to air door.
 - Provide open 8 solid water pressure to the space.
 - Isolation to external walls.
 - Combined fire risk, protection to be confirmed.
 - Externally vented exhaust natural ventilation.
 - All exhaust vents to be 100mm.
 - Water pressure tested to 500kPa at the water.
 - All ground drains to be 1000mm from gas service location.
 - Refrigerator to be positioned where indicated in subdivision at 1100mm all for fusing of fuses not 700.
 - Water connection into fridge space at 1500mm all.
 - Isolation to be fixed to main wall of all drains.
 - (1000mm or higher only).
 - All opening windows in bedrooms with full height of 2m or greater to be restricted to max 125mm opening (sliding windows with locked vent locks, opening with suitable mechanism).