



22 Cambridge Circuit, Yarrabilba

Perfectly Located Family Home!

Directions:

- Enter the estate on Yarrabilba Drive
- Turn left onto Larimar Avenue
- Turn left onto Buxton Avenue and follow right around
- Continue straight onto Cambridge Circuit

This great family home is looking for new occupants and is perfectly located walking distance to the new Buxton Park & only a short drive to the Coles shops, local schools.

Features include:

- 4 bedrooms, master with ensuite and walk in robe
- Separate Study with built in desk/bench
- Modern and spacious open plan kitchen with electric cooking and dishwasher
- Good size open plan lounge/dining with air conditioning
- Ceiling fans to all bedrooms & lounge
- Internal Laundry
- Double lock up garage
- Covered patio
- Fully fenced yard with pets considered upon application.

Please don't hesitate to contact our office to discuss this property further. Alternatively you can book your inspection directly by using the 'Book Inspection' button or 'Email the Agent'.

4 2 2

FOR RENT
\$640 PER WEEK

VIEW
Fri 16th Oct @ 12:30PM - 12:45PM

AGENTS

Kylianne Simpson
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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.



Yarrabilba

We live here - we work here - we love here

Yarrabilba is the perfect combination of suburban living surrounded by rural retreats. This family friendly and community minded development is just 15 kilometres from the M1 motorway making it an easy drive to the Gold Coasts renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty.

Yarrabilba is home to a variety of cafes, shops, schools, parks and community facilities with so much more yet to come. This vibrant community run many annual events including Halloween and Carols in the Parklands.

Yarrabilba is a booming development positioned centrally between Brisbane and the Gold Coast. It offers a strong community making it the perfect place for whatever stage of life you are at.

Yarrabilba facilities include:

Community Groups -

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Community Association/Yarrabilba Connect

Yarrabilba Basketball

Shopping-

IGA

Coles

Liquor Legends

General Services -

Yarrabilba Vet Clinic

Razor Bros Barber Shop

Excel Laundromat

Bridgestone Tyres and Auto

Thairapy Hair & Beauty

Storage King

ACS Legal Solutions

Australian Conveyancing Solutions

Raising Flowers Yarrabilba

Kids Therapy Club

Ardor Beauty

Vibe Massage and Aesthetics

ITP Income Tax Professionals

Ambulance Station

Food-

Thom & Anns Cafe

Yarrabilba Coffee Hub

Stellarossa Cafe

That Wrap Place

McDonalds

Dominos

Crisp Pizza

Jimbo's Fish and Chip

Golden Lor Chinese

Yarrabilba Bakery

Education-

Yarrabilba State Secondary College

Yarrabilba State Primary school

St Clare's Catholic Primary school

San Damiano College (opening Jan 2021)

Sparrow Child care Centre
Harmony Child care Centre

Health and Fitness-
South East Skin clinic
MyHealth GP Clinic
Yarrabilba Dental
Bilby Dental
Terry White Chemist
YarraMMA
Live Fit Yarrabilba (GYM)
QML
Absolute Physio and Rehab
Little Snappers Swim School

Parks and recreation-
Shaw Street Oval sporting fields, tennis and netball courts
2 fenced Dog parks
Park Run Australia Yarrabilba run
Darlington Park with water play area
Buxton Park
Greenstone park
Fox Park
Public gym equipment parks
And so many more

It's time to call this growing community home!

- Please note: a member of our team must be present at any time a property is inspected whether inside or out, these are private property and viewings are to be scheduled with an agent from our office. Anyone found to be at the property without an agent present will be considered to be trespassing and may face further legal actions and are not covered by insurance. See information above for how to contact our office for an inspection.

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	21X8HGS
Property Type	House
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Built-in-Robes
	Remote Garage
	Liveability

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