



32 Larimar Avenue, Yarrabilba

Perfect Location for Families - Ducted Air Conditioning + Solar

Welcome to 32 Larimar Avenue, Yarrabilba - a well appointed family home in arguably, one of the most convenient locations for families.

Positioned within direct walking distance of Yarrabilba State School, if you have primary school children, school days just got a whole lot easier.

The home itself is modern and practical - equipped with ducted air conditioning for your year round comfort, loads of natural light and positioned on a corner block for an extra sense of space.

FEATURES -

- Ducted air conditioning
- Solar panels installed to assist with decreasing the household running costs
- Light filled open plan living
- Modern kitchen boasting stone bench tops, island bench, stainless steel appliances including dishwasher
- Four well appointed bedrooms, equipped with ceiling fans and built in robes
- Two bathrooms including ensuite - main with separate bath tub

4 2 2

FOR RENT

Please Call

AGENTS

Tash Connors

0447 359 411

nconnors@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.



- Separate laundry, conveniently positioned off the kitchen for multi-tasking ease
- Tiled alfresco
- Fully fenced yard with low maintenance lawns
- Double remote controlled 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	21UFHGS
Property Type	House
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

Tash Connors 0447 359 411

Head of Strategic Growth & Property Management |
nconnors@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



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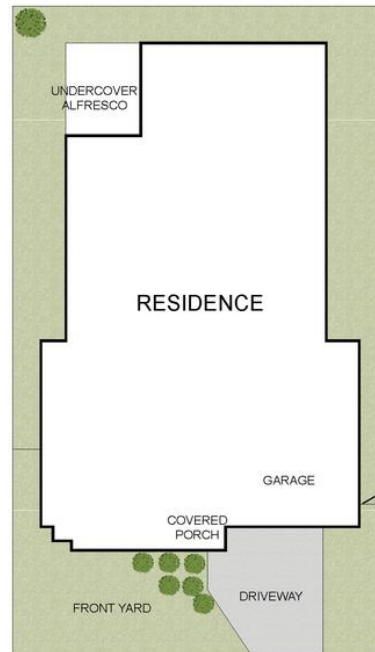


4 | 2 | 2 | 187 Sqm |

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 any error, omission, miss-statement or use of data shown