

## Yarrabilba, 35 Napier Crescent

WOW! WHEN SIZE MATTERS - 3 x Living Zones - Impressive Yard Space on 640m2 Block!

Welcome to 35 Napier Crescent, Yarrabilba - located within one of Yarrabilba's fast becoming favourite locales, it's not hard to see why so many are selecting this precinct. Positioned amongst quality built homes, with an array of local walking paths and multiple parks at your fingertips...

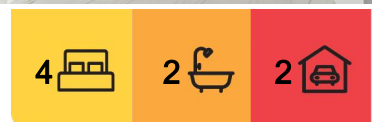
For households with children, you will be positioned within walking distance to South Rock State School to make mornings that much easier.

The home itself is brand new and boasts an abundance of space, both inside and out. Large gloss tiles set the tone of the quality which renowned Builder, Coral Homes, is undisputed for.

FEATURES -



**Disclaimer:** 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.



**For Lease**  
Please Call

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[ljhooker.com.au/1ZQ7HGS](http://ljhooker.com.au/1ZQ7HGS)

**Contact**  
**Tash Connors**  
0447 359 411  
[nconnors@ljhcomplete.com.au](mailto:nconnors@ljhcomplete.com.au)

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

- \* Multiple air conditioning units installed to ensure your year round comfort
- \* Open plan kitchen, meals and living zone filled with loads of natural light
- \* A further two separate living zones provide even more living space including a designated media room which can be closed off from the main hub of the home
- \* Kitchen boasts 900mm cooking appliances, large island bench and walk in pantry
- \* Four bedrooms feature built in robes - Master equipped with air conditioning and walk in robe
- \* Two bathrooms including ensuite; complimented by his & her basins and wall-to-wall shower - main bathroom provides separate bath tub
- \* Well appointed tiled alfresco with seamless access from the living hub
- \* Great size backyard - one of the largest blocks you will find in Yarrabilba - boasting an abundance of outdoor space the whole family will love
- \* Separate laundry with built in bench space
- \* Double remote controlled garage

Are you currently interstate? Not available during business hours to attend inspections?

Please get in touch with our team, we are more than happy to accommodate virtual viewings.

\*\*\* You can apply for this property prior to inspection via 2Apply - please submit an enquiry and the automatic response will direct you to the application platform. This will allow our team to have you pre-approved subject to inspecting properties and take the stress out of moving and approvals. \*\*\*

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:

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## More About this Property

|               |   |
|---------------|---|
| Property ID   | 1ZQ7HGS   |
| Property Type | House   |
| Land Area     | 640 sqm   |
| Including     | Ensuite<br>Air Conditioning<br>Toilets (2)<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

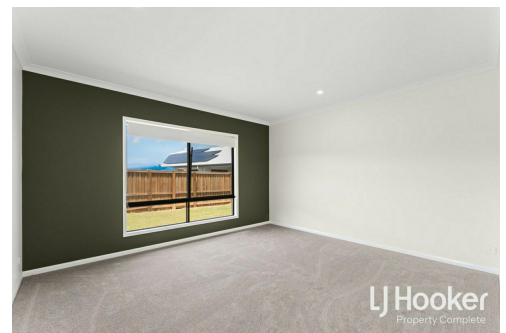
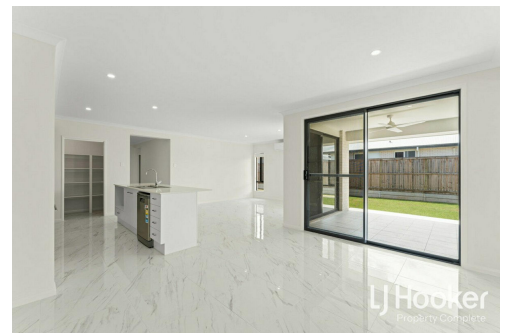
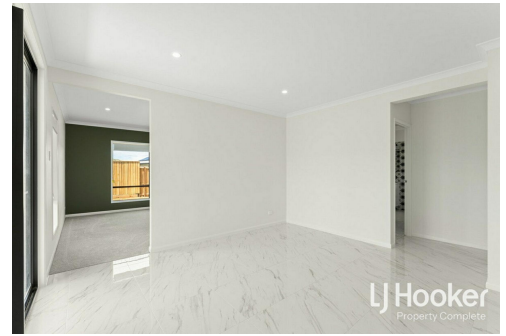
**Tash Connors 0447 359 411**

Head of Strategic Growth - Property Management | [nconnors@ljhcomplete.com.au](mailto:nconnors@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



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