



37 Flinders Drive, Yarrabilba

Unbeatable Location - Walk to South Rock State School - Modern Family Living with Ducted AC + SOLAR

Welcome to 37 Flinders Drive, Yarrabilba - positioned in a quiet, family-friendly street directly opposite reserved green space, this beautifully designed Metricon-built home offers the perfect combination of modern comfort, quality finishes and an enviable lifestyle location.

Boasting four generous bedrooms, two separate living areas, ducted air conditioning and solar power, this thoughtfully designed home delivers effortless family living with plenty of room to relax, entertain and enjoy.

With Billubera Park just moments from your doorstep and South Rock State School within a short walk, this is an ideal opportunity for families seeking convenience, comfort and a peaceful setting.

FEATURES -

- Four spacious bedrooms, including a master suite complete with

4 2 2

FOR RENT
\$720 PER WEEK

VIEW
Sat 17th Oct @ 11:45AM - 12:00PM

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.



walk-in robe

- Two bathrooms including ensuite - main bathroom with separate bath tub
- Ducted air conditioning throughout for year-round comfort
- Two separate living areas, including a dedicated media room perfect for movie nights or a second family retreat
- Modern kitchen featuring 900mm cooking appliances, dishwasher, ample storage and a central island bench
- Open-plan kitchen, dining and family area flowing seamlessly to the outdoor entertaining space
- " Hybrid flooring and tiled —no carpets! Offering a modern finish and easy maintenance
- Covered outdoor entertaining area overlooking the backyard
- Generous backyard space, ideal for children to play and families to enjoy
- Solar power system to help reduce electricity costs
- Double remote-control garage with internal access
- Quality Metricon construction with a practical, family-focused floor plan

LOCALE -

- Directly opposite reserved green space, providing a peaceful outlook and added privacy
- Immediate walking distance to Billubera Park, perfect for outdoor recreation and family activities
- " Short walk to South Rock State School
- " Convenient access to Yarrabilba's local shopping, cafés, childcare facilities, schools and everyday amenities

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.

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 21Y1HGS
Property Type House
Including Ensuite
Air Conditioning
Ducted Cooling
Ducted Heating
Toilets (2)
Dishwasher
Built-in-Robes
Solar Panels

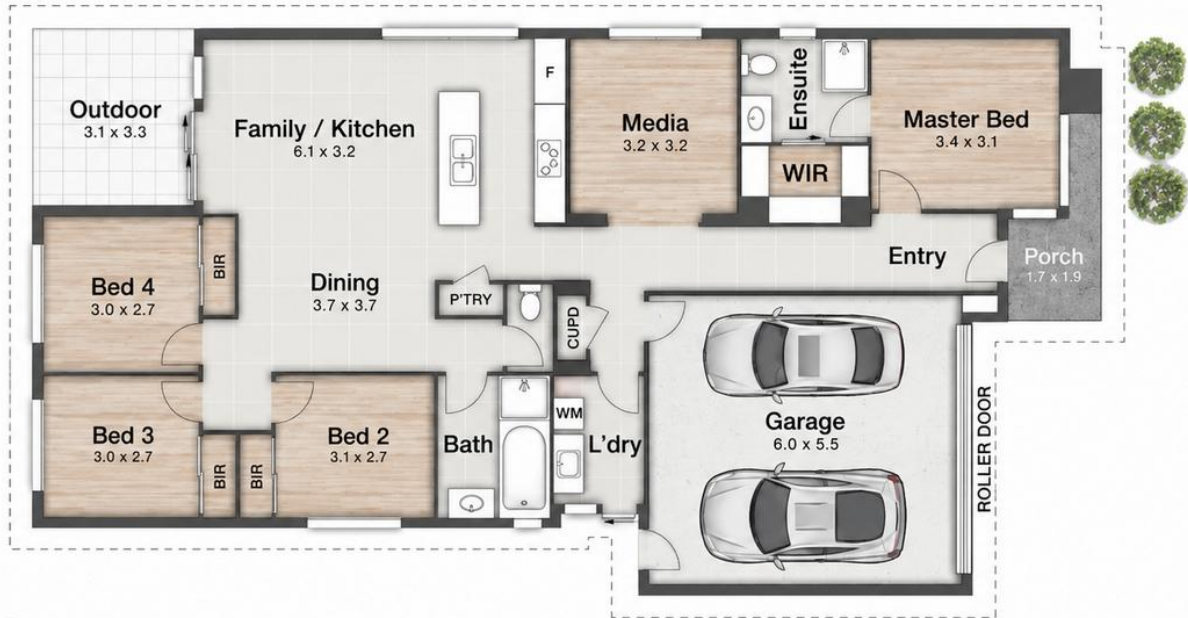
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LJ Hooker
Property Complete

37 Flinders Drive **YARRABILBA**

4 | 2 | 2 | 180m² | 448m²

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
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