



90 Belhaven Avenue, Yarrabilba

## Ducted Air Conditioning - South Rock State School Catchment - 2 x Living Zones

- **\*\*NB: Initial 6 Month Lease with Potential to Re-new Thereafter\*\***

Welcome to 90 Belhaven Avenue, Yarrabilba - positioned within The Parks precinct, it's not hard to understand why this pocket has become a community preference. Located just moments from South Rock State School catchment, along with an abundance of walking paths and parks, all at your fingertips.

For households who upkeep a busy lifestyle, this property will be perfect as it provides minimal external maintenance and the property itself is the primary focus, providing you with 226m<sup>2</sup> of under roof space.

### FEATURES -

- Zoned ducted air conditioning for your year round comfort
- Well appointed kitchen equipped with stainless steel appliances including dishwasher, breakfast bar and walk in pantry
- Spacious, open planned meals and living zone with seamless access to the tiled alfresco

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.

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**FOR RENT**  
\$675 PER WEEK

**VIEW**  
Tue 3rd Nov @ 11:30AM - 11:45AM

### AGENTS

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

### AGENCY

LJ Hooker Property Complete  
1300 360 388



- Separate carpeted media room
- Four bedrooms feature built in robes; master bedroom equipped with walk in robe
- Two bathrooms including ensuite; main provides a separate bath tub
- Separate laundry
- Double remote controlled garage
- Fully fenced, low maintenance backyard

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   | 21ZTHGS          |
| Property Type | House            |
| Including     | Ensuite          |
|               | Air Conditioning |
|               | Ducted Cooling   |
|               | Ducted Heating   |
|               | Toilets (2)      |
|               | Dishwasher       |
|               | Fully Fenced     |
|               | Remote Garage    |

**Kylianne Simpson 1300 360 388**

Leasing Agent | [ksimpson@ljhcomplete.com.au](mailto:ksimpson@ljhcomplete.com.au)

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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)

