







5/22 Yulia Street, Coombabah

Inviting Townhouse in a Convenient Location

Offering a welcoming sense of space, and a layout that adapts to everyday family life, 5/22 Yulia Street, presents an appealing opportunity in Coombabah. From relaxed mornings at home, to afternoons spent entertaining, this townhouse provides room to come together, while allowing everyone space of their own.

Natural light brings warmth to the interiors, creating an inviting setting for daily living. The balance of indoor and outdoor spaces, encourages a relaxed lifestyle, with opportunities to enjoy a quiet coffee, gather with friends, or create a comfortable retreat away from the main living area.

For families, couples or buyers seeking a home with flexibility, the appeal extends beyond the floorplan. Nearby shopping, schools, and recreational spaces add convenience, making this a practical base for enjoying life on the northern Gold Coast.

Property Features:
- Extra spacious master bedroom featuring air-conditioning, a ceiling fan, and a wide balcony that welcomes natural light
- Generous master ensuite, with a double vanity

3 2 2

FOR SALE
$849,000

VIEW
By Appointment

AGENTS
Mason Niari
0415 755 137
mason.niari@ljhooker.com.au

Loriekeet Jiongco
teamniari.paradisepoint@ljhooker.com.au

AGENCY
LJ Hooker Paradise Point
(07) 5564 1414

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.

- Second bedroom with a built-in robe, ceiling fan, and balcony access
- Third bedroom with a built-in robe, ceiling fan, and balcony access
- Family-sized main bathroom
- Kitchen featuring quality electric cooktop, and island bench providing additional preparation space
- Open-plan living and dining, filled with natural light, complemented by a ceiling fan
- Upstairs multipurpose area offering flexibility, as a second lounge, study/office
- Spacious outdoor area with room for entertaining, and relaxation
- Laundry with a convenient powder room
- Garage plus a carport on the side providing additional covered parking











Location
Positioned in an established Coombabah neighbourhood, 5/22 Yulia Street, offers convenient access to everyday essentials, while keeping parks and natural surroundings close by. Nearby green spaces, and the local nature reserve, provide opportunities to step outdoors, enjoy a walk, and take a break from the daily routine. Schools and public transport, are also accessible, adding convenience for families and commuters.

Harbour Town Premium Outlets, is a short drive away, offering shopping, cafés, restaurants, and entertainment. Whether picking up essentials, meeting friends for lunch, or planning a weekend outing, the surrounding area provides plenty of choice without venturing far from home.

The Broadwater and its waterfront parklands, offer another way to enjoy the Gold Coast lifestyle, with space for relaxed strolls, and afternoons beside the water. Griffith University and Gold Coast University Hospital, are also within reach, connecting this residential setting with major education and employment facilities.

Contact us to arrange a viewing and for more information.

Disclaimer: We have in preparing this information used our best endeavours 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 vendors, purchasers, landlords & tenants should make their own enquiries to verify the information contained herein.

MORE DETAILS

Property ID	12RDH4J
Property Type	Townhouse

Mason Niari 0415 755 137
Principal | Sales & Marketing Executive |
mason.niari@ljhooker.com.au
Loriekeet Jiongco
| teamniari.paradisepoint@ljhooker.com.au

LJ Hooker Paradise Point (07) 5564 1414
1/2 Grice Avenue, PARADISE POINT QLD 4216
paradisepoint.ljhooker.com.au | paradisepoint@ljhooker.com.au

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.