







8 Yaroomba Close, Thornlands

SOLD BY JAMES AND GRAEME CARMICHAEL

Tucked away in a quiet Thornlands cul-de-sac within the established Affinity Estate, 8 Yaroomba Close offers a comfortable and well-considered family layout with multiple living spaces and excellent separation between the bedrooms. Set on a 400m² block, the four-bedroom home combines ducted air conditioning, LED lighting and quality stone finishes with a practical design suited to everyday family life.

One of the home's standout features is the bedroom separation, with the main bedroom positioned away from the three additional bedrooms to create greater privacy for parents and families. Multiple living areas provide room to relax or come together, while 20mm stone benchtops across the kitchen and bathrooms add a consistent contemporary finish throughout the home.

Property Highlights

Living, Layout & Comfort
- Multiple living areas providing flexibility for family life
- Thoughtfully separated bedroom layout with the main bedroom positioned away from the three additional bedrooms

4 2 2

FOR SALE
UNDER CONTRACT

AGENTS

James Carmichael
0408 455 771
jcarmichael@ljhpropertycentre.com.au

Nick Marshall
0435 608 324
nmarshall@ljhpc.com.au

AGENCY

LJ Hooker Property Centre
(07) 3286 2500

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.

LJ Hooker

- Ducted air conditioning for year-round comfort
- LED lighting throughout
- Practical family layout with good separation between living and accommodation zones
" 400m² allotment

Kitchen & Dining
- Contemporary kitchen with 20mm stone benchtops
- Practical preparation and storage space
- Central position connecting with the surrounding living and dining areas
- Clean, modern finishes suited to everyday cooking and entertaining

Bedrooms, Bathrooms & Laundry
- Four-bedroom configuration
- Main bedroom privately separated from the three secondary bedrooms
- Two bathrooms servicing the home
- 20mm stone benchtops to the bathrooms
- Well-considered bedroom zoning providing added privacy for families

Parking & Storage
- Two-car accommodation
- Practical storage incorporated throughout the home

Prime Location
Yaroomba Close enjoys a peaceful position within Affinity Estate, offering a quiet residential setting while keeping Victoria Point's major shopping, dining and entertainment amenities close at hand. The location is particularly convenient for families, with schools, parks, public transport and the bay all within easy reach.

- Victoria Point State School catchment
- Victoria Point State High School catchment
- Faith Lutheran College nearby
- Carmel College within easy reach
- Convenient access to Victoria Point Shopping Centre
- Lakeside dining, cinemas and everyday services close by
- Local parks and playgrounds throughout the surrounding area
- Easy access to the Victoria Point waterfront and wider Redlands Coast lifestyle

Combining a quiet cul-de-sac position, flexible living spaces and thoughtful bedroom separation, 8 Yaroomba Close presents an appealing family opportunity in a highly convenient Thornlands pocket.

Additional Information
- NBN: Fibre to the Premises (FTTP)
- Rates: Approx. $1,366.49 Per Quarter
- Rental Appraisal: Approx. $800 Per Week

All information provided is gathered from verified sources and owner-confirmed features; however, prospective buyers are advised to conduct their own due diligence to verify details.

Note: This property is being marketed without a specified price; the listing may appear in a price range for website functionality purposes only.

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.

MORE DETAILS

Property ID	BUS3F2S
Property Type	House
House Size	146 m2
Land Area	400 m2
Including	Air Conditioning Dishwasher Built-in-Robes Remote Garage







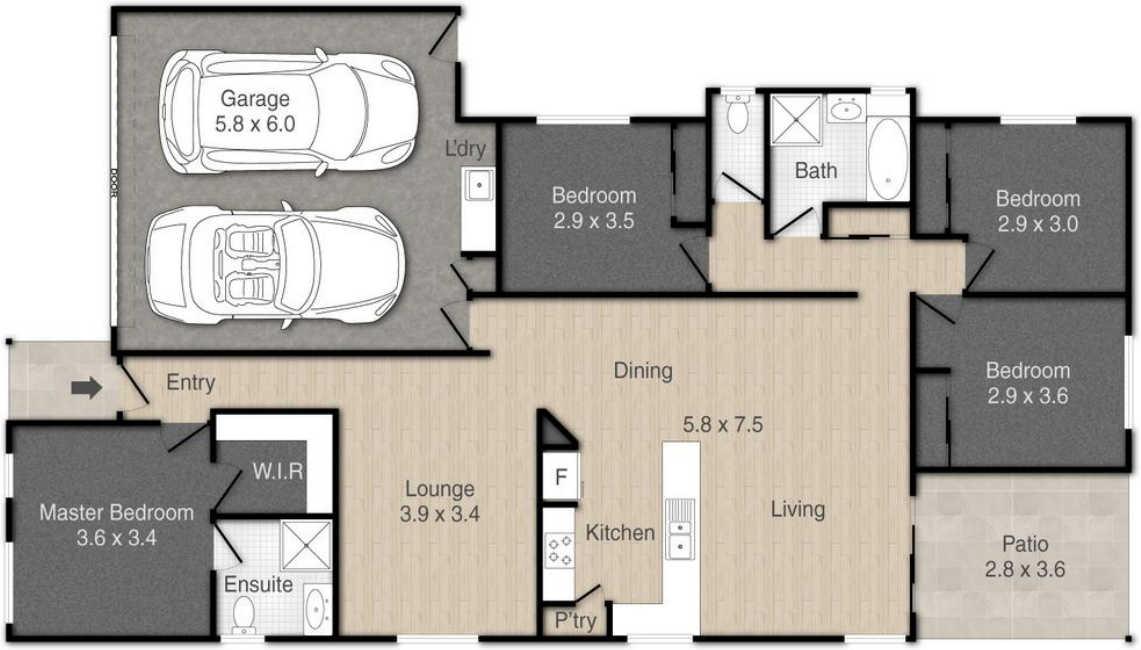




James Carmichael 0408 455 771
Licenced Real Estate Agent | jcarmichael@ljhpropertycentre.com.au
Nick Marshall 0435 608 324
Associate | nmarshall@ljhpc.com.au

LJ Hooker Property Centre (07) 3286 2500
152-164 Shore St West, Raby Bay, Brisbane QLD 4163
propertycentre.ljhooker.com.au | hello@ljhpc.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.



8 Yaroomba Close, Thornlands

Covered Area: 176m²

N

PLEASE NOTE THIS PLAN IS FOR MARKETING PURPOSES AND IS TO BE USED AS A GUIDE ONLY. ALL MARKINGS, MEASUREMENTS, AREAS, AND LAYOUT ARE INDICATIVE ONLY AND INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES BEFORE MAKING ANY DECISIONS.
FLOOR COVERINGS INDICATED ARE FOR ILLUSTRATIVE PURPOSES ONLY AND MAY NOT ACCURATELY PORTRAY ACTUAL FLOOR COVERINGS OF THE PROPERTY. NO GUARANTEES ARE MADE REGARDING THE INFORMATION CONTAINED IN THIS PLAN AND NO LIABILITY FOR ANY INACCURACIES IS ACCEPTED .

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.