

1/29 Coolridge Circuit, Yarrabilba

## SOLD By Christie Smith

Perfectly positioned in a convenient and fast-growing pocket of Yarrabilba, this low-maintenance 3-bedroom, 2-bathroom home with a secure lock-up garage presents an outstanding opportunity for both savvy investors and first home buyers alike.

Designed with practicality and ease of living in mind, the home features a modern kitchen equipped with stainless steel appliances, seamlessly connecting to a functional living and dining space. Step outside to a private, easy-care backyard complete with a garden shed, offering just the right balance of outdoor space without the upkeep.

Whether you're looking to move straight in or secure a set-and-forget investment, the property's vacant status provides flexibility to choose your own tenants or make it your own from day one.

### Key Features Include:

- 3 bedrooms, 2 bathrooms, and 1 secure lock-up garage
- Separate internal laundry conveniently located off the garage
- Master bedroom with walk-through robe, ceiling fan, and private ensuite
- Bedrooms 2 and 3 with built-in robes and ceiling fans
- Main bathroom featuring a bathtub and separate toilet
- Tiled open-plan living, dining, and kitchen area with air-

3 2 1

### FOR SALE

Offers Over \$749,000

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



- conditioning
- Modern kitchen with dishwasher, ample storage, and electric cooking
- 8.5kW solar system
- Security camera system
- Low-maintenance, landscaped gardens with garden shed and an underground sprinkler system

Located within walking distance to Yarrabilba State Primary School, local shops, parks, and public transport, 1/29 Coolridge Circuit Yarrabilba delivers everyday convenience in a high-demand location.

**Investment Highlights:**

- Rental appraisal: \$575 per week
- Vacant and ready to occupy or lease
- Strong rental demand in a high-growth area

An excellent entry point into the Yarrabilba market-this is one you'll want to inspect.

Yarrabilba is the perfect combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is Ideally positioned between Brisbane's CBD and the Gold Coast, and on the doorstep to stunning Mt Tamborine.

Discover the vibrant lifestyle of Yarrabilba - a thriving, family-friendly community with over 15,000 residents already calling it home. Offering easy access to schools, parks, shopping, and a growing range of local amenities, Yarrabilba perfectly balances convenience and comfort. The community currently features five schools with more planned, five early learning centres, active sporting teams, and 120 km of walking and cycling tracks. Enjoy modern homes, abundant green spaces, and a strong sense of community in a welcoming, connected neighbourhood. Whether you're buying your first home, upgrading, or investing, Yarrabilba presents an exceptional opportunity to secure a home in one of South-East Queensland's most sought-after locations.

**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	20WSHGS
Property Type	DuplexSemi-detached
House Size	118 m2
Land Area	184 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Courtyard
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Solar Panels

**Christie Smith 0419 684 184**

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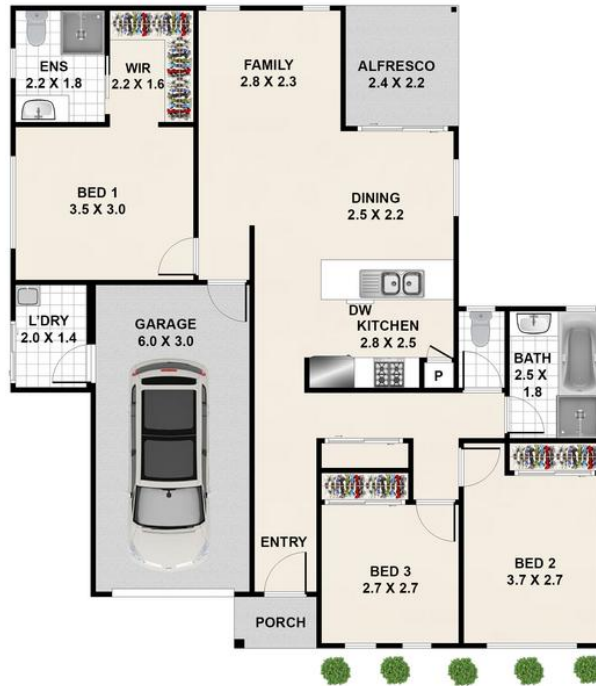


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3 | 2 | 1 | 117 Sqm | |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown

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