







3/79 Woodward Avenue, Yarrabilba

Easy Living, Strong Location & An Investment That Makes Sense

Welcome to 3/79 Woodward Avenue, Yarrabilba —a contemporary, low-maintenance property positioned within an intimate complex of just three, with no body corporate.

Built in 2018 and designed with easy everyday living in mind, this three-bedroom home combines a practical floorplan, modern comforts and a location that puts schools, childcare and everyday conveniences within easy reach. For investors, it's the kind of property that ticks plenty of boxes —modern, manageable and already generating income with established tenants in place.

Step inside to a light-filled open-plan living and dining area, complete with air-conditioning and plenty of room to relax. The adjoining kitchen keeps things simple and functional with electric cooking, a dishwasher, ample storage and a layout that connects effortlessly with the main living zone.

All three bedrooms are generously sized with built-in wardrobes and ceiling fans, while the master enjoys a walk-through robe and its own

3 2 1

FOR SALE
Contact Agent

VIEW
By Appointment

AGENTS

Christie Smith
0419 684 184
principal@ljhcomplete.com.au

Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

AGENCY

LJ Hooker Property Complete
1300 360 388

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Interested parties must rely solely on their own enquiries.

private ensuite. Outside, the fully fenced courtyard provides just enough space to enjoy without sacrificing weekends to endless maintenance.

Property Features Include:
- Three spacious bedrooms with built-in wardrobes and ceiling fans
- Master bedroom with walk-through robe and private ensuite
- Main bathroom plus separate toilet
- Light-filled open-plan living and dining with air-conditioning
- Modern, functional kitchen with electric cooking and dishwasher
- Fully fenced and low-maintenance courtyard
- Single lock-up garage with internal access and laundry
- Positioned within a small complex of just three
- Currently tenanted, providing income from day one
- No Body Coporate

And then there's the location. Positioned directly opposite San Damiano College, with several other schools, childcare options and everyday amenities within walking distance, it's easy to understand the appeal for tenants looking for convenience without the upkeep of a larger property.

Whether you're looking to start your investment portfolio or add another low-maintenance property to the mix, 3/79 Woodward Avenue deserves a spot on the inspection list.

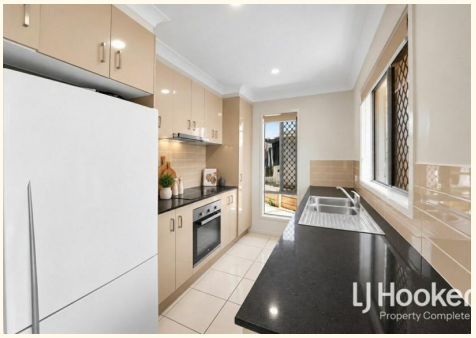
Discover the vibrant lifestyle of Yarrabilba —a thriving, family-friendly community with over 15,000 residents already calling it home. Offering easy access to schools, parks, shopping, and a growing range of local amenities, Yarrabilba perfectly balances convenience and comfort. The community currently 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.

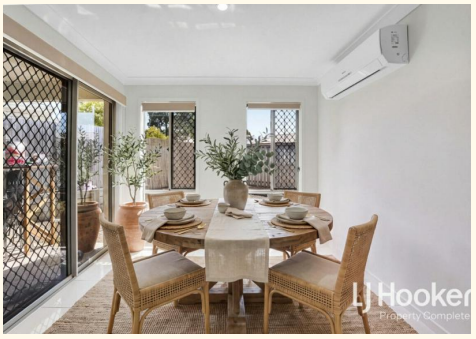
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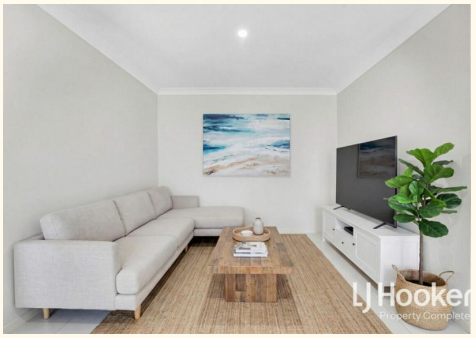
MORE DETAILS

Property ID	21WAHGS
Property Type	DuplexSemi-detached
House Size	123 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage











Christie Smith 0419 684 184
Principal & Licensee | principal@ljhcomplete.com.au
Trudy Weaver 0429 935 125
Sales Consultant | tweaver@ljhcomplete.com.au

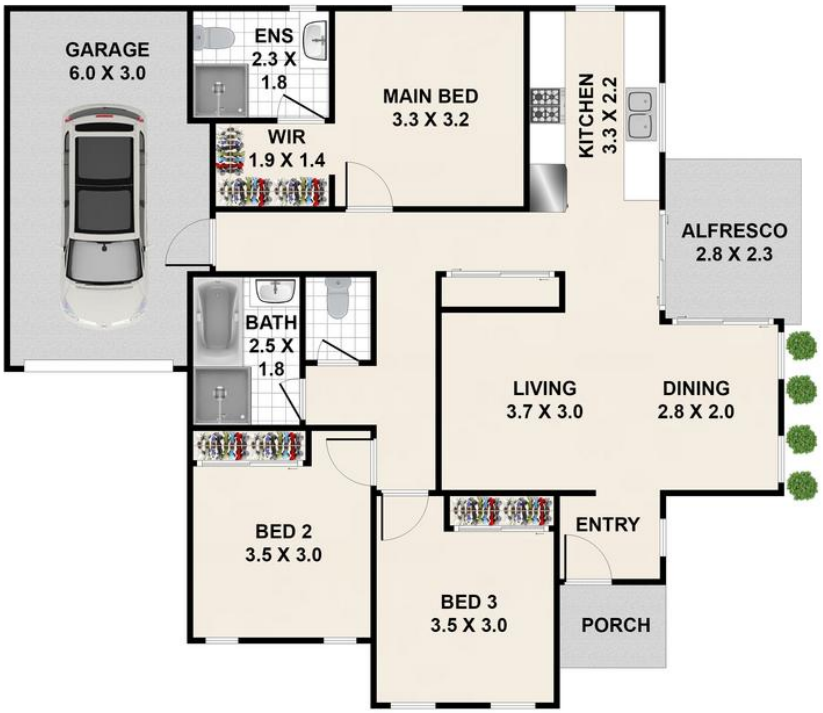
LJ Hooker Property Complete 1300 360 388
Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au

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3 | 2 | 1 | 118 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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