



1 Foxx Court, Yarrabilba

Ready Now And Must Be Sold - Practical Living In A Great Location

Welcome to 1 Foxx Court, Yarrabilba - a practical four-bedroom home that brings together a family-friendly floorplan, a generous backyard and a location that puts everyday convenience within easy reach.

Tucked just off Darlington Drive and positioned directly across from Foxx Park, this is a home where the kids have somewhere to burn off some energy without piling everyone into the car. With multiple local schools also within close proximity, school runs and busy weekday routines become that little bit easier.

Inside, the layout is simple, functional and designed for everyday living. The light-filled open-plan living and dining area forms the heart of the home, complete with air-conditioning for year-round comfort and plenty of room for everyone to come together.

Overlooking the main living zone, the kitchen keeps things practical with stone benchtops, gas cooking, a dishwasher and breakfast bar - whether it's cereal before school, dinner on the run or entertaining friends on the weekend.

4 2 2

FOR SALE
Offers Over \$819,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.



Four bedrooms give everyone their own space, each featuring a built-in robe and ceiling fan, while the master enjoys the added convenience of its own ensuite. There's also a designated study nook, making homework or working from home easy to accommodate.

Step outside and there's even more to appreciate. The tiled alfresco provides a ready-made spot for weekend BBQs and outdoor dining, while the fully fenced backyard offers genuine usable space - enough room for the kids, pets, trampoline, swing set or simply a backyard you can actually enjoy.

Property Highlights:

- Four bedrooms with built-in robes and ceiling fans
- Master bedroom with private ensuite
- Main bathroom with separate bathtub
- Dedicated study nook
- Open-plan living and dining with air-conditioning
- Modern kitchen with gas cooking, stone benchtops, breakfast bar and dishwasher
- Tiled undercover alfresco area
- Fully fenced backyard
- Separate internal laundry
- Double remote garage with internal access
- Security screens throughout
- Positioned directly across from Foxx Park
- Convenient access to local schools, shops and Yarrabilba amenities

If space, practicality and a location that makes everyday life easier are sitting high on your wish list, 1 Foxx Court deserves your attention. Get in touch today, book your inspection and come see what this home has to offer.

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	21VUHGS
Property Type	House
House Size	176 m2
Land Area	448 m2
Including	Ensuite
	Study
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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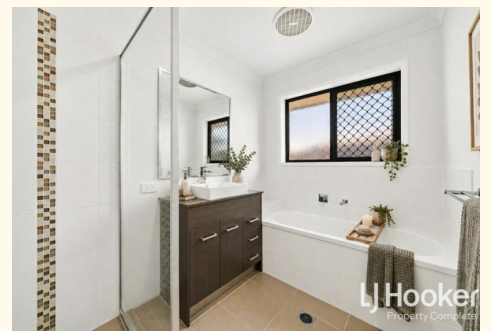
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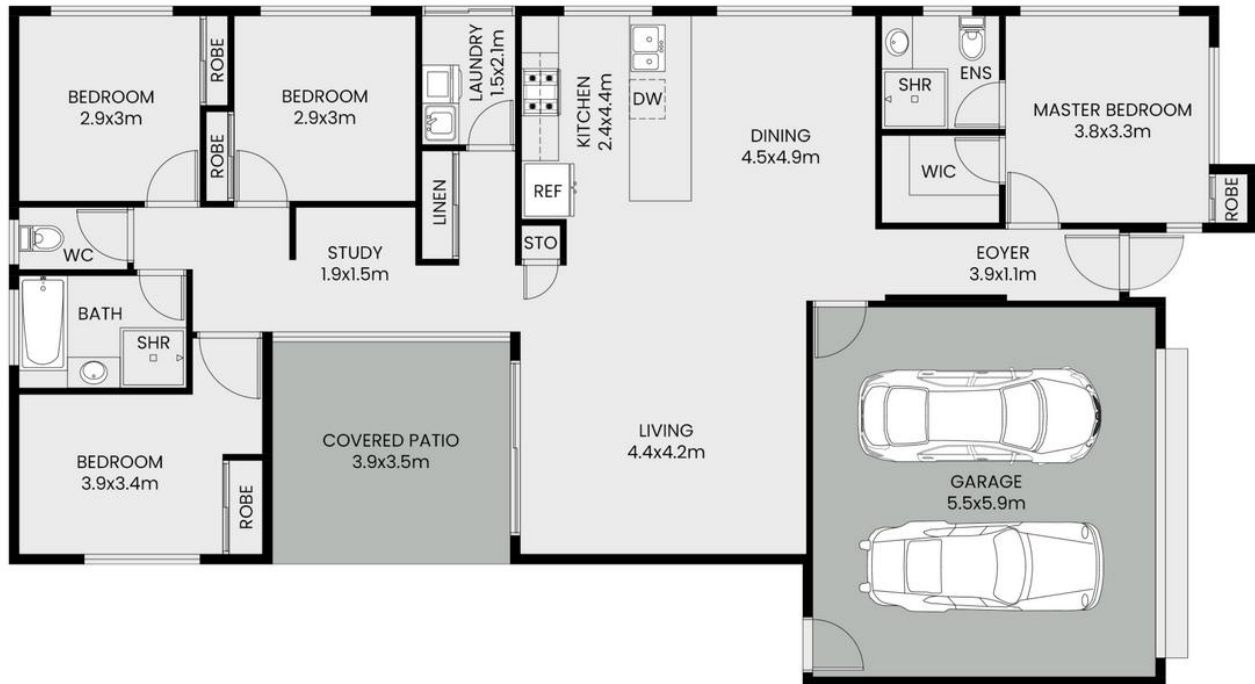


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4 | 2 | 2 | 176Sqm

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.