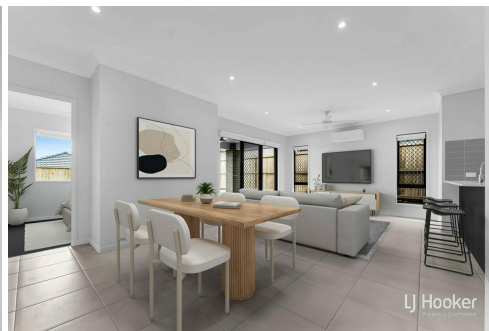
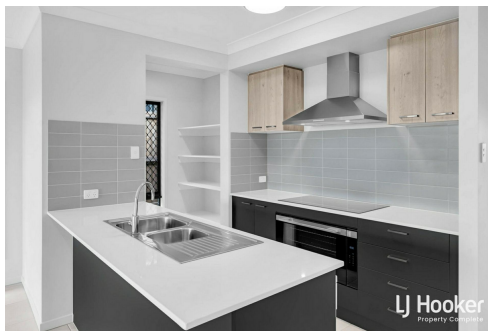




LJ Hooker
Property Complete



Yarrabilba, 10 Wollemi Street

Modern Style Perfect to Call Home or Invest

Welcome to 10 Wollemi Street, Yarrabilba - this near new home was built by renowned builder, Metricon Homes.

- *Rent \$600 per week
- *Last increase 3/11/2023
- *Lease 3/11/2023-4/11/2024
- *Rental Appraisal \$620 per week

FEATURES -

- * Galley style kitchen featuring an abundance of bench and cupboard space, including a walk in pantry with great shelving options, microwave provision and a generous fridge cavity (also plumbed in for the fridge)
- * Stainless steel appliances including 900mm cooking appliances & dishwasher
- * The open plan meals & living zone is full of natural light and features a split system air



Disclaimer: 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.

4

2

2

For Sale

Offers Over \$669,000

View

ljhooker.com.au/1YW5HGS

Contact

Christie Smith

0419 684 184

csmith@ljhcomplete.com.au

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conditioning unit for your year round comfort

* An additional, separate carpeted lounge room provides extra living space for a secondary media area

* Four bedrooms feature ceiling fans and built in robes

* Master bedroom positioned at the front of the property with walk in robe and is equipped with air conditioning for your year round comfort

* Two bathrooms including the ensuite. The main bathroom is a great size and features a separate bath tub.

* Separate laundry with direct access outside to the clothesline

* Outdoor alfresco overlooks the fully fenced back yard

* Double remote controlled garage with direct access into backyard

* Modern colour palette throughout the home

* Security screens

Yarrabilba facilities:

COMMUNITY GROUPS:

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Basketball

Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

SHOPPING:

Coles

McGuire's Cellars

Just Crazy Bargains

Cignall Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco

GENERAL SERVICES:

x2 Ampol Service Stations

Yarrabilba Vet Clinic

Excel Laundromat

Bridgestone Tyres and Auto

Auto Masters

Ultratune

Storage King

Kennards Self Storage

Yarrabilba Queensland Ambulance Station

Yarrabilba Fire and Rescue Station

HAIR AND BEAUTY:

City Cave

Thairapy Hair & Beauty

BOHO Boutique

Ardor Beauty

Razor Bros Barber Shop

Faded Ink and Barber

True Nails & Foot Spa

Gold Class Nails



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Koco Hair Studio
Beauty by Savi
Envy Aesthetic Ink & Beauty
Vibe Massage and Aesthetics
Meridian Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals
ACS Legal Solutions
Australian Conveyancing Solutions
Mortgage Choice

FOOD:

Yarrabilba Hotel
Yarrabilba Coffee Hub
Café 63
That Wrap Place
McDonalds
Red Rooster
Dominos
Crisp Pizza
Jimbos Fish and Chip
Golden Lor Chinese Restaurant
Sushi Paradise
Guru —Fine Indian Cuisine
Pikoon Thai Restaurant
Yarrabilba Bakery
Rainbow Bakery

EDUCATION:

Yarrabilba State Secondary College
Yarrabilba State Primary school
St Clare's Catholic Primary school
South Rock State School
San Damiano College
Sparrow Childcare Centre
Harmony Childcare Centre
Grand Kids Early Learning Centre

HEALTH AND FITNESS:

City Cave Yarrabilba
My Health South-East Skin and Medical
Radiant Radiology Yarrabilba
Yarrabilba Dental
Bilby Dental
Terry White Chemist
QML
Absolute Physio and Rehab
Kids Therapy Club
Yarra MMA



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Live Fit Yarrabilba
Anytime Fitness
Snap Fitness
ESN Supplements
Little Snappers Swim School

PARKS AND RECREATION:

Plunkett Conservation Park
Wickham National Park including Wickham Peak Lookout
Jinnung Jalli Native Trail Gossan Circuit
Shaw Street Oval sporting fields, tennis, and netball courts

Current Parks with more to come:

Darlington Park with water play area
Buxton Park
Greenstone Park
Fox Park
Daybreak Park
Sandstone Park
Public gym equipment
2 fenced Dog parks

It's time to call this growing community home!

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 About this Property

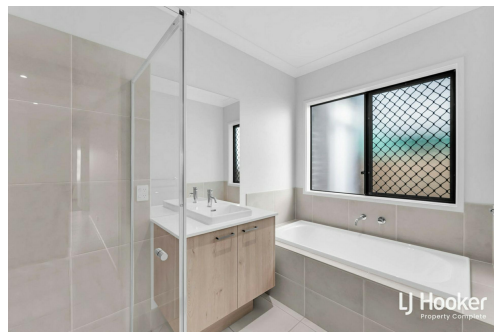
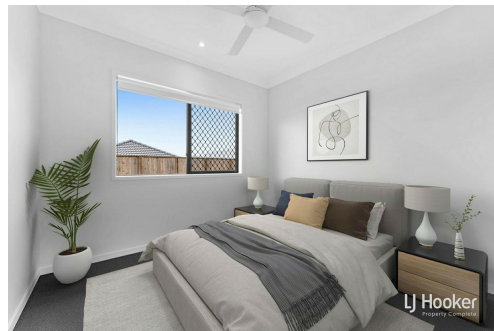
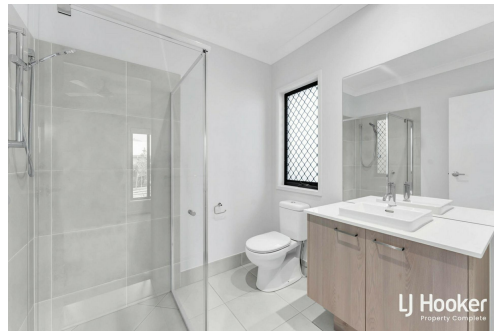
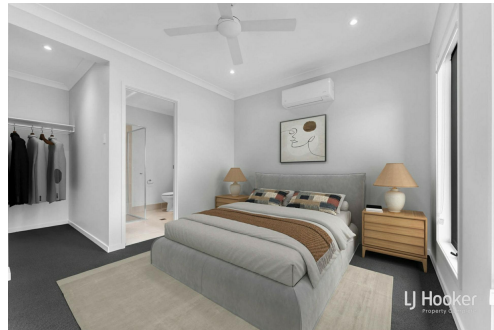
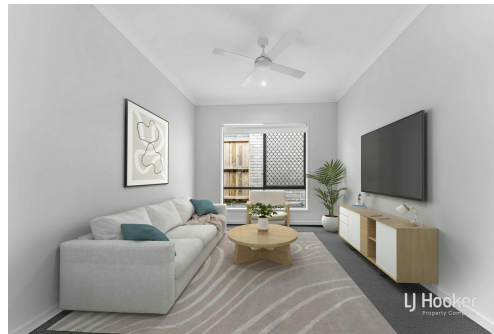
Property ID	1YW5HGS
Property Type	House
House Size	186 m ²
Land Area	375 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Remote Garage

Christie Smith 0419 684 184
Principal & Licensee | csmith@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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10 Wollemi Street, Yarrabilba



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