

## Yarrabilba, 11 Summerview Avenue

SOLD by Christie Smith

Seize this opportunity to invest in a high-growth area with great rental potential. Great return and excellent location, this property is sure to generate interest quickly. Act now to secure this promising investment in Yarrabilba-contact us today!

This charming four-bedroom residence on Summerview Avenue offers a blend of comfort and convenience, ideally suited for families seeking a welcoming neighborhood. With two modern bathrooms and a spacious double garage, this property provides ample space for growing families and is designed to accommodate a busy lifestyle with ease.

Step outside to a fully fenced backyard perfect for entertaining or relaxing with loved ones. The undercover entertainment area invites you to enjoy Queensland's beautiful weather all year round. With easy access to public transport, commuting is a breeze, allowing you more time to enjoy the comforts of your new home. Opportunities like this are rare; seize the chance to become part of this thriving community today!



**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.



**For Sale**  
Offers Over \$719,000

**View**  
[ljhooker.com.au/1ZBEHGS](http://ljhooker.com.au/1ZBEHGS)

**Contact**  
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**LJ Hooker Property Complete**  
1300 360 388

Features:

- \* All bedrooms with BIR, carpeted & ceiling fans.
- \* Master with aircon & ceiling fan, ensuite + WIR.
- \* Separate carpeted media room with fan
- \* Main kitchen lounge area is tiled with aircon & ceiling fan.
- \* Kitchen with electric cooking & dishwasher.
- \* Security screens throughout (doors and windows).
- \* All rooms separate from each other.
- \* Covered timber deck extension on patio.
- \* Side access with double gate.
- \* Main bathroom with separate bathtub & separate toilet.
- \* Separate internal laundry with direct access to backyard and clothesline.
- \* Corner block.
- \* Large double garage.

Current rental appraisal: \$600 to \$620 Per Week.

Yarrabilba is great 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.

A new generation community ready for you to grow your business, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands.

Everything you want in life is already within reach at Yarrabilba, with over 12,600 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 schools with more to come, four early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

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



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**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  
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



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Disclaimer:

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## More About this Property

<b>Property ID</b>	1ZBEHGS
<b>Property Type</b>	House
<b>House Size</b>	201 m2
<b>Land Area</b>	490 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

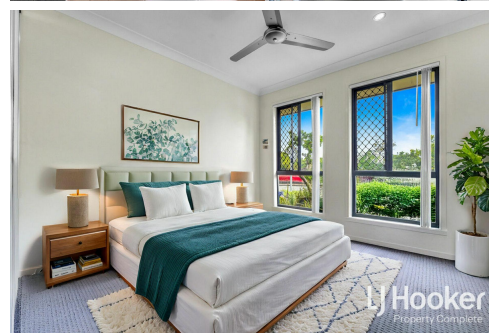
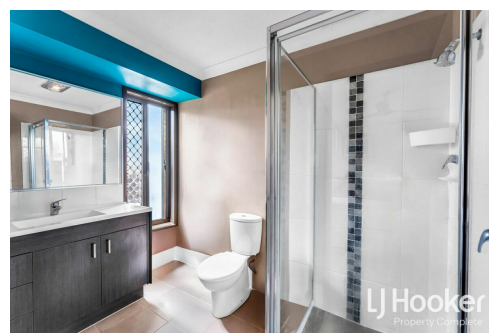
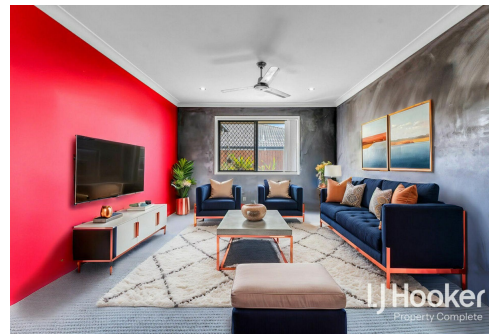
**Trudy Weaver 0429 935 125**

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4 | 2 | 2 | 201 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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