

Yarrabilba, 11 Summerview Avenue

Invest or Reside in the Heart of Yarrabilba

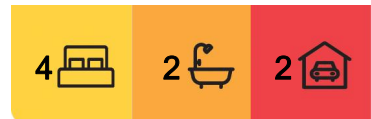
Seize this opportunity to invest in a high-growth area with great rental potential. Great return and excellent location, this property is sure to generate interest quickly. Act now to secure this promising investment in Yarrabilba-contact us today!

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
Please Call

View
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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More About this Property

Property ID	1ZBEHGS
Property Type	House
House Size	201 m ²
Land Area	490 m ²
Including	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

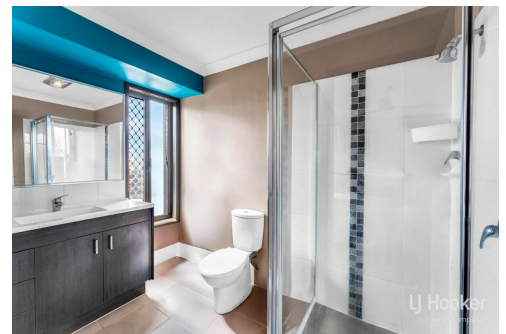
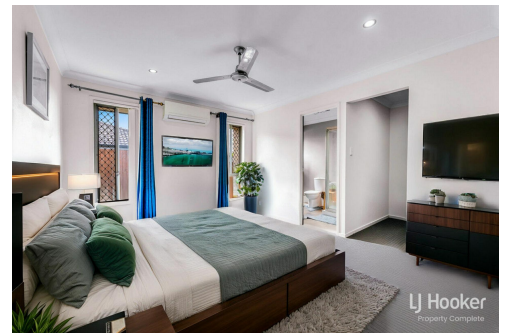
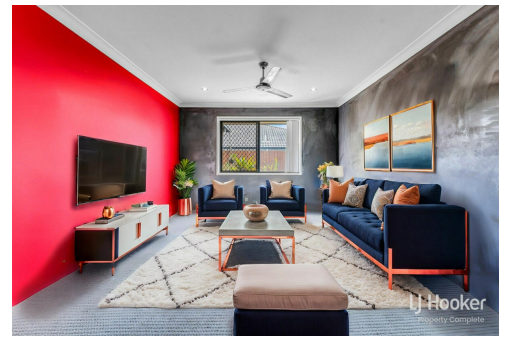
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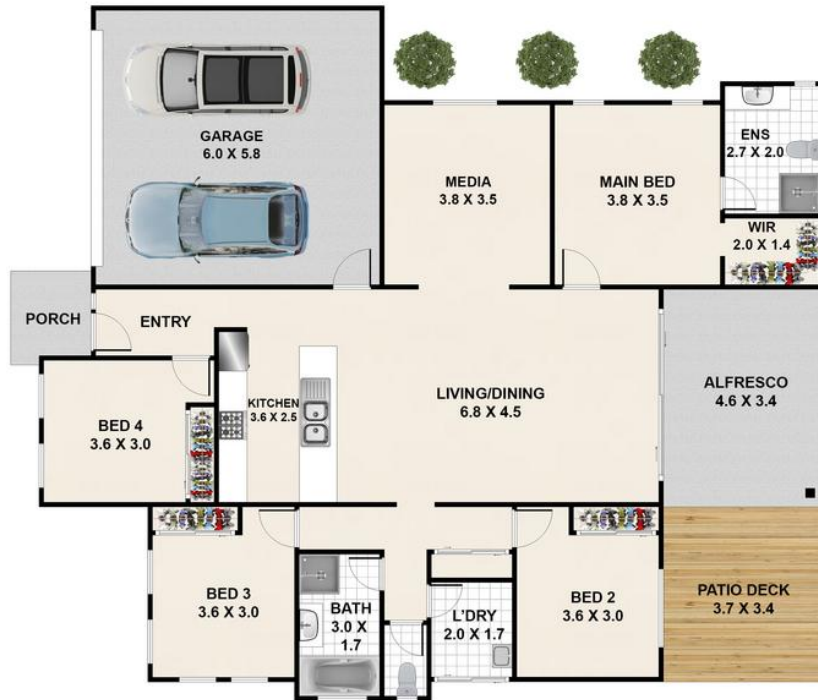
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4 | 2 | 2 | 201 Sqm | |

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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