

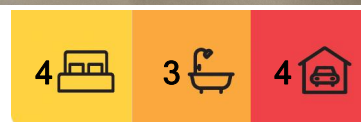
Yarrabilba, 117 Buxton Avenue

Outstanding Property – Don't miss out on this luxuriously appointed property!

Introducing 117 Buxton Avenue Yarrabilba, arguably Yarrabilba's most prestigious Terrace Home. No Body Corporate and with a list of quality inclusions throughout, you will want to make this truly outstanding home yours now!

This Plantation Terrace is built to the highest quality and will suit the discerning home owner looking for stylish living or an astute investor. This property will tick all the boxes. This gorgeous home has ample space, sophistication and style. From the moment you walk through the front door you will want to make this home yours!

Complete with 4 bedrooms, 3 bathrooms and 2 car spaces – there is plenty of



For Sale

Offers Over \$630,000

View

ljhooker.com.au/1WPAHGS

Contact

Trudy Weaver

0429 935 125

tweaver@ljhcomplete.com.au

Ted Ferisa

0417 402 682

tferisa@ljhcomplete.com.au



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.

LJ Hooker Property Complete
1300 360 388

room for all the family. The double lock up garage has been professionally converted to a large media room, with insulation installed to the garage door and premium carpet included. A large double shade sail has been added to the property for 2 car accommodation, and the driveway extended to extra room to comfortably park your vehicles. The media room can also be converted back to a double remote lock up garage.

Inside the home you will enjoy the comfort of 5 split system air conditioners, solar panels, reflective tinted glass, and the light filled open living spaces. Solar panels have been installed, and the property also has security screens and security cameras.

The features of this property are endless. The floorplan is 268m² and is larger than most homes!

The balcony (with adjustable awning) makes for the perfect place to entertain family and friends. The professionally installed astroturf in the courtyard makes a great play area for young children to enjoy.

117 Buxton Avenue Yarrabilba property inclusions:

- Plantation Built Terrace Home
- Four generous sized bedrooms with built/walk in robes
- 3 Beautifully appointed bathrooms throughout
- Ensuite with dual vanities
- Ceiling fans
- Light filled open planned living and dining rooms
- Designer kitchen with 900mm gas cooking appliances, dishwasher, walk in pantry
- Private balcony with adjustable awning overlooking nature reserve
- Additional uncover alfresco located downstairs
- Double remote-control garage – currently professionally converted to media room, can be returned to garage
- Timber look flooring and high ceilings
- Stone bench tops to kitchen & bathrooms
- 5 x Air Conditioning units installed
- Internal access from garage
- Fully fenced yard
- Internal laundry with additional cabinetry
- Solar panels
- Tinted windows
- Quality Astroturf installed in courtyard
- Extended concreted driveway for 2 cars and shade sail
- Plumbed water for fridge
- Security cameras front and back
- Bracket's for TV on wall installed in 5 rooms
- Power points fitted behind TV's to hide electrical cords
- Mesh security doors on all doors upstairs and downstairs

This property does NOT have body corporate and is not strata titled, it is a



LJ Hooker Property Complete
1300 360 388

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.

freehold property.

The Location: Approx 2 km from 117 Buxton Avenue, you can find popular places, landmarks, and attractions such as:

- Local shops and supermarkets
- Parks and playgrounds
- Schools and childcare centers
- Cafes and restaurants
- Public transportation options

Don't miss out on the opportunity to own this fantastic property in Yarrabilba. Contact us today to arrange a viewing!

Contact Trudy Weaver on 0429 935 125 or Ted Ferisa on 0417 402 682 for more information on this great home. Private inspections are welcome.

We live here - we work here - we love here!

Yarrabilba is the perfect 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 start enjoying today, 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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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

Liquor Legends

McGuire's Cellars

Just Crazy Bargains

Cignall — Tobacconist, Lottery, Newsagent and Vape store



LJ Hooker Property Complete
1300 360 388

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.

Yarramart Vape and Tobacco

GENERAL SERVICES:

x2 Ampol Service Stations

Yarrabilba Vet Clinic

Excel Laundromat

Bridgestone Tyres and Auto

Auto Masters

Ultratune

Storage King

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

Vibe Massage and Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals

ACS Legal Solutions

Australian Conveyancing Solutions

Mortgage Choice

FOOD:

Yarrabilba Coffee Hub

Café 63

That Wrap Place

McDonalds

Dominos

Crisp Pizza

Jimbos Fish and Chip

Golden Lor Chinese Restaurant

Pikoon Thai Restaurant

Yarrabilba Bakery

Rainbow Bakery

EDUCATION:

Yarrabilba State Secondary College

Yarrabilba State Primary school

St Clare's Catholic Primary school

San Damiano College

Sparrow Childcare Centre

Harmony Childcare Centre



LJ Hooker Property Complete
1300 360 388

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.

Grand Kids Early Learning Centre

HEALTH AND FITNESS:

My Health South-East Skin and Medical

Yarrabilba Dental

Bilby Dental

Terry White Chemist

QML

Absolute Physio and Rehab

Kids Therapy Club

Yarra MMA

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!



LJ Hooker Property Complete
1300 360 388

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.

More About this Property

Property ID	IWPAHGS
Property Type	House
House Size	268 m ²
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Solar Panels Remote Garage

Trudy Weaver

Sales Consultant | tweaver@ljhcomplete.com.au

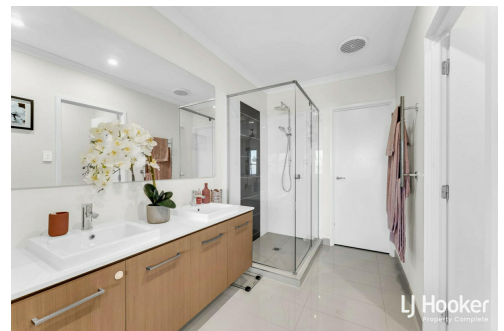
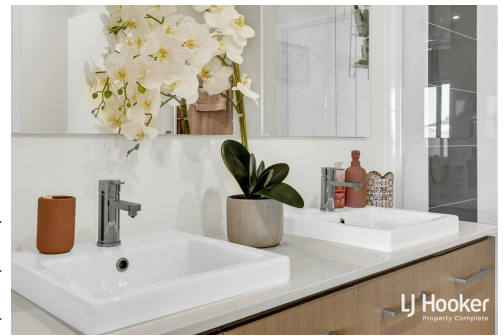
Ted Ferisa

Sales Consultant | tferisa@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



LJ Hooker Property Complete
1300 360 388

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.

117 Buxton Avenue, Yarrabilba



4 | 3 | 268 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



LJ Hooker Property Complete
1300 360 388

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.