

Yarrabilba, 117 Buxton Avenue

SOLD By Christie Smith

Yarrabilba's Largest & Most Prestigious Terrace —Welcome to Your New Home!

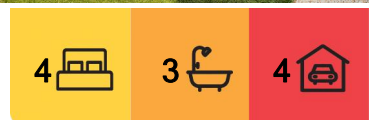
Step into Yarrabilba's most distinguished terrace residence - 117 Buxton Avenue - where modern sophistication meets thoughtful design in a home with no body corporate and a long list of premium features.

Crafted by the award-winning Plantation Homes, this stunning terrace offers an elevated lifestyle for the style-savvy homeowner or a savvy investment opportunity for the astute buyer. Spacious, stylish, and impeccably presented, this home is a rare find in today's market.

Boasting a generous 268m2 floor plan and newly painted throughout, this home offers 4 bedrooms, 3 luxurious bathrooms, and versatile living options. The double garage is fully functional as a double garage, and has a dual purpose as a plush multimedia room -



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For Sale
Contact Agent

View
ljhooker.com.au/1ZVQHGS

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1300 360 388

complete with insulated garage door and premium carpet - perfect for movie nights or a private retreat. Outside, the extended driveway and double shade sail provide ample off-street parking.

Inside, you'll be impressed by the attention to detail - timber-look flooring, stone benchtops, and high ceilings throughout. The heart of the home is a designer kitchen equipped with 900mm gas cooking appliances, a walk-in pantry, and plenty of bench space. Entertain with ease in the open-plan living and dining rooms, or step out onto your private balcony overlooking the tranquil nature reserve - complete with an adjustable awning for all-weather enjoyment.

Enjoy year-round comfort with five split system air conditioners, solar panels, reflective tinted windows, and ceiling fans. The home is also fitted with security cameras, mesh security doors, and screening throughout for peace of mind.

Families will love the low-maintenance courtyard, professionally finished with lush Astroturf, creating the perfect space for children or pets to play. And when it's time to unwind or host guests, you'll appreciate both the upstairs balcony and the downstairs undercover alfresco area.

Property Highlights:

- Built by Plantation Homes - renowned for quality and style
- 4 spacious bedrooms with built-in or walk-in robes
- 3 stunning bathrooms, including ensuite with dual vanities
- Double remote control garage - upgraded recently to media room with carpet and installation
- Designer kitchen with 900mm gas appliances & walk-in pantry
- Professionally painted throughout
- Brand new carpet
- Brand new Veri Shade Blinds
- Light-filled open-plan living/dining
- Private balcony with nature reserve views & adjustable awning
- Internal laundry with custom cabinetry
- 5 split system air conditioners & ceiling fans
- Solar panels & tinted windows for energy efficiency
- Professionally installed astroturf & extended driveway
- Shade sail-covered off-street parking for 2 cars
- Roller Shade Awnings on balcony and undercover patio
- Security cameras and mesh security doors
- Front yard fenced for privacy & peace of mind

No body corporate fees

Private Inspections available, call Trudy Weaver 0429 935 125 or Christie Smith 0419 684 184

This is a residence that truly ticks every box - from lifestyle to liveability, investment to indulgence. Don't miss your chance to secure this remarkable home.

Positioned in a high-demand location, this property won't stay on the market for long. Act



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now to secure this outstanding investment opportunity in Yarrabilba!

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 14,000 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, 5 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

Silly Solly's

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 & Rescue Station

EMF Fitness & Recovery Yarrabilba

Anytime Fitness

Snap Fitness



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Fitstop Yarrabilba

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

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.

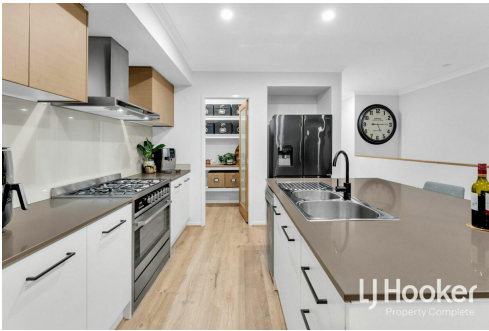
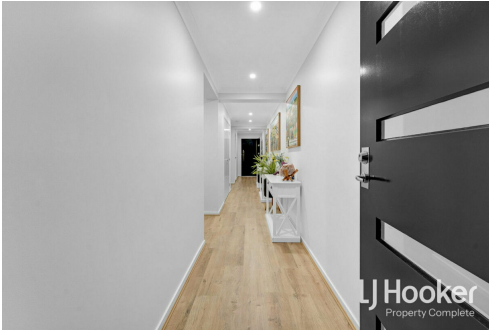
Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1ZVQHGS
Property Type	House
House Size	268 m2
Land Area	218 m2
Including	Ensuite Air Conditioning Toilets (3) Courtyard Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Remote Garage Solar Panels

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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



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