



12 Grampians Circuit, Yarrabilba

## Incredible Location Opposite School and NO Body Corporate!

Welcome to 12 Grampians Circuit, Yarrabilba - where a new style of modern living creates the perfect lifestyle opportunity for families, professionals, and savvy investors alike.

Terrace homes are fast becoming the preferred choice, offering the generous space of a traditional four-bedroom home, without the ongoing upkeep and no body corporate fees and their own separate titles! Designed for comfort and practicality, this residence delivers contemporary living with every detail thoughtfully considered.

Currently tenanted till January 2027.

Positioned within the sought-after Parks Precinct, the location is second to none. Surrounded by lush parklands, walking trails, and open green spaces, outdoor living is at your doorstep. Families will love the convenience of South Rock State School just a short walk away, making daily routines effortless.

Property Features:

- Ducted air conditioning for year-round comfort
- Built-in Bluetooth speakers for seamless entertaining

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.

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**FOR SALE**  
Offers Over \$800,000

**VIEW**  
By Appointment

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**AGENCY**  
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LJ Hooker

- Stylish contemporary kitchen with stone benchtops and ample storage
- Stainless steel appliances including dishwasher + plumbed fridge space
- Spacious open-plan living and dining flowing effortlessly to alfresco and courtyard
- Four well-appointed bedrooms with built-in robes and ceiling fans
- Two modern bathrooms including ensuite, plus main with separate bathtub
- Additional powder room downstairs for added convenience
- Dedicated study with built in desk - perfect for working from home
- Separate laundry with built-in storage
- Additional under-stair storage
- Double remote garage with epoxy flooring and rear access via Mander Lane

This is low-maintenance living without compromise —combining space, style, and location into one impressive package.

Yarrabilba is a rapidly growing master planned community ideally located between Brisbane and the Gold Coast, offering easy access to both while maintaining a relaxed, family-friendly lifestyle. Already well-established, it features schools, shops, cafés, medical facilities, and an abundance of parks and walking trails.

With exciting future plans including a major town centre, expanded retail and improved infrastructure, Yarrabilba continues to evolve - making it an appealing choice for both homeowners and investors seeking strong long-term growth.

Don't miss your opportunity to secure a modern home in one of Yarrabilba's most desirable pockets.

**Disclaimer:**

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## MORE DETAILS

Property ID	21AFHGS
Property Type	House
House Size	193 m2
Land Area	203 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (3) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

### Christie Smith 0419 684 184

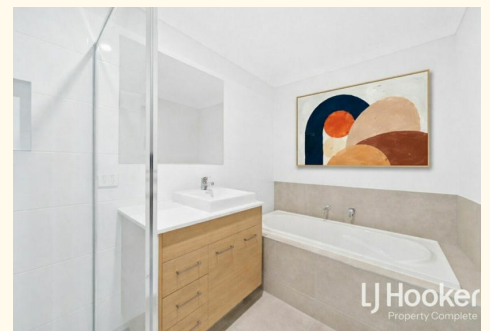
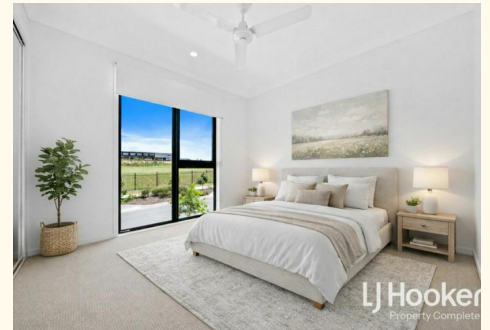
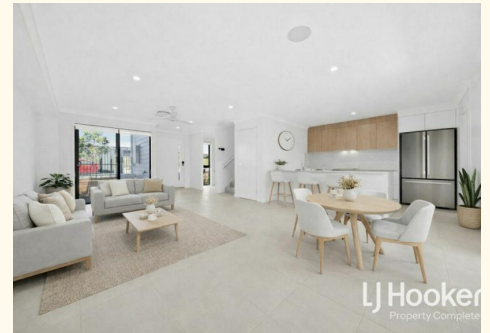
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## 12 Grampians Circuit, Yarrabilba 4207



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