







12 Grampians Circuit, Yarrabilba

Standalone Home Alternative - Freehold with NO Body Corporate!

FREEHOLD LIVING, NO BODY CORPORATE & ONLY TWO YEARS YOUNG!

Welcome to 12 Grampians Circuit, Yarrabilba - a modern freehold property offering a genuine alternative to a traditional standalone house, without the big block, constant yard work or body corporate fees.

Only two years young, this beautifully presented terrace home gives you so many of the things buyers want from a house - four bedrooms, multiple bathrooms, a functional private yard, double lock-up garage, ducted air-conditioning and your very own freehold title - all wrapped up in an incredibly low-maintenance package.

And the location? For families, it's hard to beat. South Rock State School is directly opposite, making school mornings about as easy as they come. Forget the car run, battling for a park or rushing out the door - simply walk across the road!

4 2 2

FOR SALE
Offers Over $775,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

Behind its attractive contemporary fae, the home has been thoughtfully designed to make everyday living easy. Modern fixtures and finishes feature throughout, while the open-plan living and dining area connects seamlessly with the outdoor space, giving you a functional yard without sacrificing every weekend to maintaining it.

For investors, there's another big tick. The same tenants have occupied the property since new, demonstrating the home's appeal as a rental, with the current tenancy secured until January 2027. For future owner-occupiers, it presents an opportunity to secure a near-new property now with the potential to move in once the existing tenancy concludes.

PROPERTY FEATURES:
- FREEHOLD title - NO body corporate fees
- Only approximately two years old
- A fantastic low-maintenance alternative to a traditional standalone house
- Attractive contemporary fae and modern finishes throughout
- Four generous bedrooms with built-in robes and ceiling fans
- Master bedroom complete with private ensuite
- Ducted air-conditioning for year-round comfort
- Modern kitchen with stone benchtops and excellent storage
- Stainless steel appliances including dishwasher
- Plumbed fridge space
- Spacious open-plan living and dining
- Two modern bathrooms, with bathtub to the main
- Additional downstairs powder room
- Dedicated study with built-in desk
- Built-in Bluetooth speakers
- Separate internal laundry with storage
- Additional under-stair storage
- Functional, easy-care private yard and courtyard
- Double remote lock-up garage with epoxy flooring
- Rear vehicle access via Mander Lane
- Directly opposite South Rock State School
- Same tenants in place since the property was new
- Currently leased until January 2027

This is the sweet spot between house-style living and low-maintenance convenience. You still get the bedrooms, the garage, the yard, the modern comforts and your own title - just without the upkeep of a larger traditional block or the ongoing cost of body corporate fees.

Positioned within Yarrabilba's popular Parks Precinct, you're surrounded by parklands, walking trails and green spaces, while schools, shops, cafés and everyday amenities are all within easy reach.

Whether you're an investor looking for a near-new property with established tenants already in place, or an owner-occupier wanting to secure a modern home for the future, 12 Grampians Circuit offers a compelling alternative to buying a traditional house.

Freehold. Near-new. No body corporate. Double garage. Your own yard. And the primary school directly across the road.

Put this one on your inspection list.

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.

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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











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12 Grampians Circuit, Yarrabilba 4207



UPPER LEVEL **LOWER LEVEL**

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.
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All enquiries must be directed to the agent, vendor or party representing this floor plan.

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