

Yarrabilba, 12 Treeline Circuit

Beautifully Presented Family Home - Ready to Move into Now!

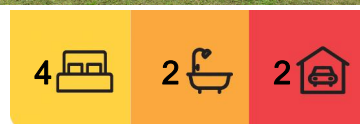
Discover this charming 4-bedroom, 2-bathroom house located on Treeline Circuit in the vibrant community of Yarrabilba. Built in 2014, this well-maintained property offers a generous build area of 213m², providing ample space for comfortable family living. The home features a modern kitchen with a dishwasher and an inviting outdoor entertaining area, perfect for hosting gatherings with friends and family.

Yarrabilba is a thriving suburb with a strong sense of community and excellent amenities. The property is conveniently situated close to local primary schools, making it an ideal location for families. Landscaped gardens and a fully fenced yard completes the property. Security screens offer peace of mind and a safe environment for children to play. With built-in robes and a walk-in robe in the master bedroom, storage will never be an issue.

Features include:



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
Offers over \$675,000

View
ljhooker.com.au/1YH7HGS

Contact
Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

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1300 360 388

- 4 Bedrooms with built in robes and ceiling fans
- 2 Bathrooms
- 2 Car Double Lock up garage with internal access
- Master Bedroom features ensuite with dual vanity and walk in robe
- The large open plan living area includes the kitchen, dining, and living rooms, all tiled for a seamless look
- Media Room
- Beautiful kitchen with Island bench, equipped with an electric cooktop, dishwasher, and plenty of cupboard space
- The alfresco area is perfect for outdoor entertaining
- Internet data points in all rooms
- Security Screens
- The large backyard is fully fenced, making it a safe and enjoyable space for the entire family to use

Don't miss out on this opportunity to secure a spacious family home in a growing suburb. With its proximity to schools and essential amenities, this property won't stay on the market for long. Contact us today to arrange a viewing and make this house your new home!

Contact Trudy Weaver on 0429 935 125 for more information on this great home.

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



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SHOPPING:

Coles
Liquor Legends
McGuire's Cellars
Just Crazy Bargains
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
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:



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Yarrabilba State Secondary College
Yarrabilba State Primary school
St Clare's Catholic Primary school
San Damiano College
Sparrow Childcare Centre
Harmony Childcare Centre
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!

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 About this Property

Property ID	1YH7HGS
Property Type	House
House Size	213 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

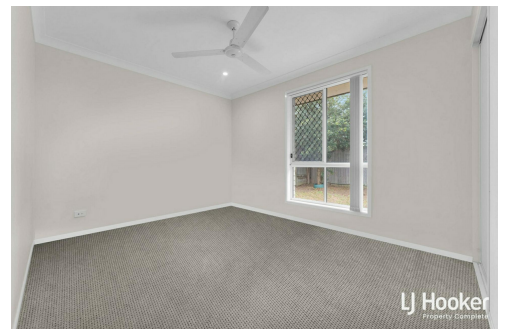
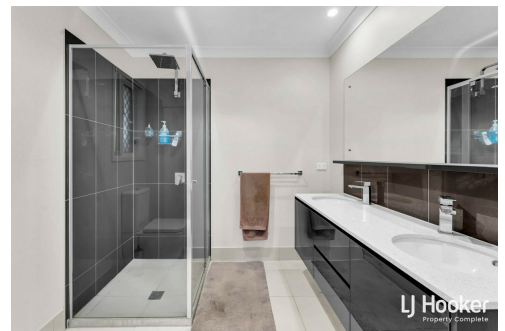
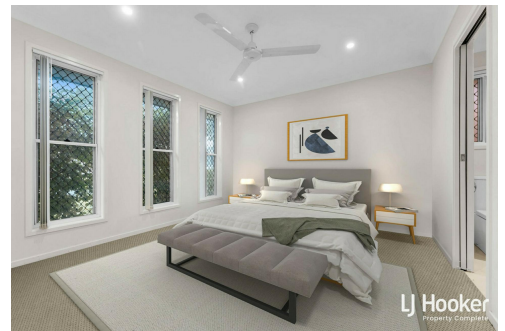
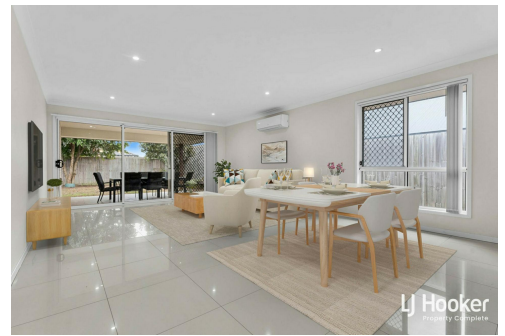
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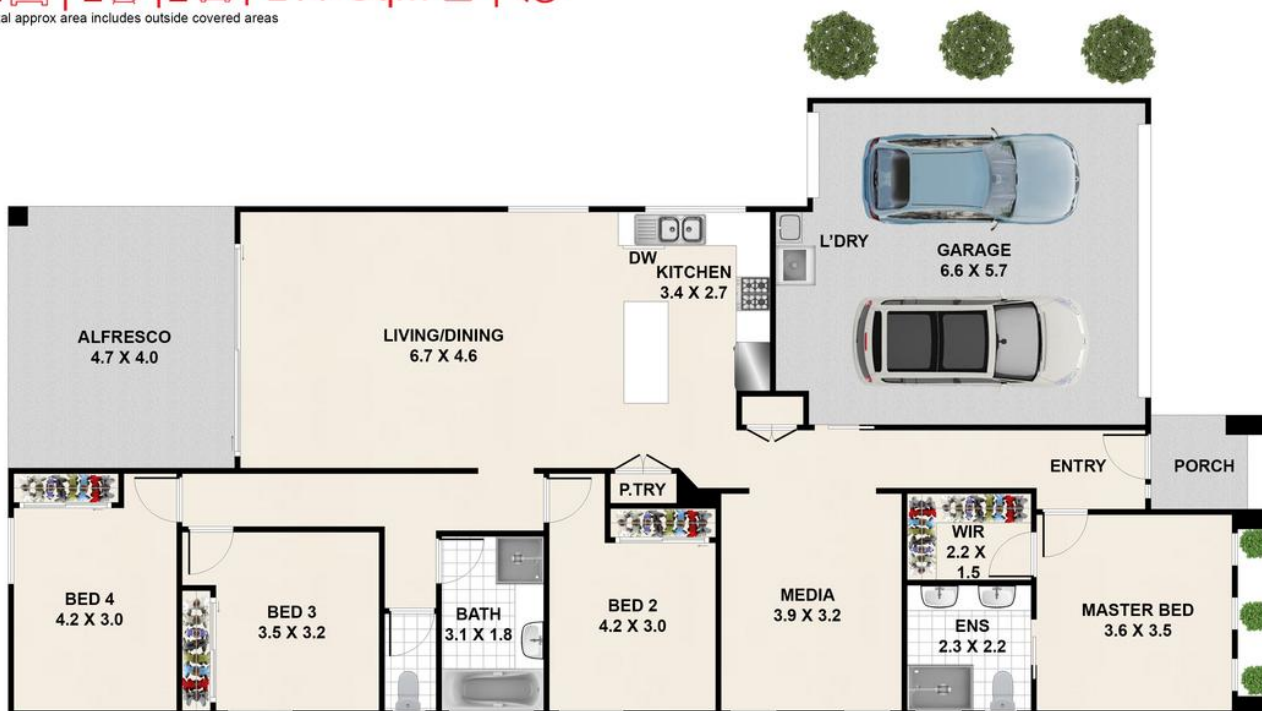
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12 Treeline Circuit, Yarrabilba



4 | 2 | 2 | 214 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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