



13 Belhaven Avenue, Yarrabilba

## Grand 640m<sup>2</sup> Block with Side Access, Resort-Style Pool, Stunning 306m<sup>2</sup> Home & Mountain Views!

Looking for a property that truly stands out from the rest? This rare offering in Yarrabilba is a stunning double-storey Brighton Homes residence set on a generous 640m<sup>2</sup> block, delivering space, lifestyle, and flexibility that is increasingly hard to find.

Along with the resort-style swimming pool, there is ample room for kids and pets to play, plus excellent side access and space for a shed, offering future potential for those who want extra storage or a workshop. Designed with both families and entertainers in mind, the heart of the home is the expansive kitchen, which enjoys uninterrupted views across the main living area, alfresco, backyard, and pool. Whether you're hosting friends or keeping an eye on the kids, you'll always feel connected and part of the action.

For those needing parking space, whether you're a tradie, car enthusiast, or simply require room for lifestyle toys, this property truly delivers. The double-width concrete driveway with extended off-street parking, additional side parking space and side access to the

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**FOR SALE**  
Contact Agent

**VIEW**  
Sat 18th Apr @ 11:00AM - 11:30AM

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backyard provide outstanding versatility and convenience. Inside, the home offers an impressive 306m<sup>2</sup> build, ideal for families who value space and separation. All bedrooms are located upstairs, each enjoying elevated mountain views, along with generous living areas. Downstairs is thoughtfully designed for everyday living, featuring a private study at the front of the home, perfect for working from home and multiple quiet and private living zones flowing out to the backyard and alfresco.

This is a home that truly sits above the rest in both quality and position. If you're searching for your next family home and one that ticks every box for space, lifestyle, and functionality, this is an opportunity not to be missed.

### Property Features

- " Generous 640m<sup>2</sup> block with plenty of space for families
- Spacious 4-bedroom layout with built-in robes
- Three Spacious Living Areas
- Luxe Master suite complete with ensuite & walk-in robe
- Ducted Zoned Aircon Throughout
- Light-filled open plan living and dining areas
- Modern kitchen with quality appliances & ample storage
- Seamless indoor-outdoor flow to entertaining area
- Resort Style Saltwater Pool for summer entertaining
- Elevated position capturing pleasant outlooks/views
- Double lock-up garage with internal access
- Low-maintenance yard with room for kids, pets & a caravan.
- Concreted Garden Shed
- Solax Electric Car Charger
- 6.6KW Solar system delivering excellent energy efficiency and reduced ongoing costs
- Ample Office Space for Working from Home
- Spacious laundry with generous cabinetry and direct access to the outdoors
- Side Access
- Lemon, Lime & Olive Trees

Everything you need is right at your fingertips, with a range of local amenities designed to make everyday life effortless. From schools and childcare to shopping and dining, Yarrabilba continues to evolve into a vibrant hub that caters to both families and professionals alike.

Yarrabilba offers the perfect balance of modern living and community lifestyle, making it an increasingly popular choice for families.

Designed with convenience in mind, the area features a growing range of schools, parks, shopping facilities, and local cafes, all set within a master-planned environment. With plenty of green spaces, walking tracks, and playgrounds, it's ideal for those who value an active, outdoor lifestyle. Positioned between Brisbane and the Gold Coast, Yarrabilba also provides easy access to major hubs while still offering a relaxed, community-focused atmosphere, a place where neighbours connect and lifestyle comes first..

### 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 DETAILS

Property ID 219AHGS  
Property Type House  
House Size 306 m2  
Land Area 640 m2  
Including Ensuite  
Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (3)  
Pool  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage  
Solar Panels

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# 13 Belhaven Avenue, Yarrabilba



4 🚗 | 2 🛏 | 2 🚗 | 306 Sqm 🏠

Total approx area includes outside covered areas



First Floor



Second Floor

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