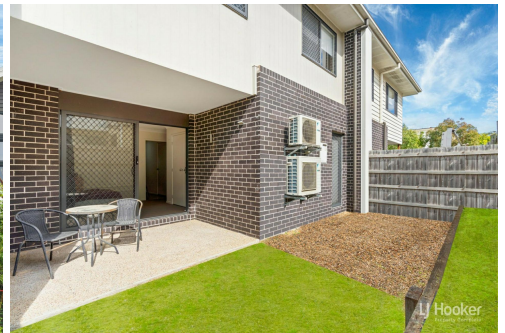
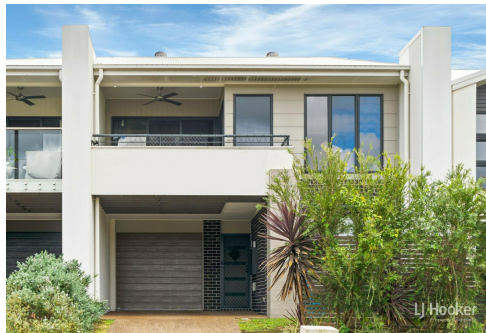




## Yarrabilba, 13 Everglade Street

Incredible Terrace Home Available Now!

Discover the perfect blend of comfort and convenience in this outstanding terrace home located on Everglade Street, Yarrabilba.

This must have property has NO BODY CORPORATE, and sold on a single title. With 4 bedrooms, 3 bathrooms, 2 car lock up garage, car port, high ceilings and gourmet kitchen, this property won't last long!

Built in 2016, this well-maintained property offers four spacious bedrooms and three modern bathrooms, providing ample space for a growing family. The master suite features a walk-in robe and an ensuite, adding a touch of luxury to everyday living. The home's design promotes liveability with multiple living areas including a formal dining room and a versatile courtyard. No Body Corporate Fees.

Rental Appraisal - \$595-\$615 per week



**For Sale**  
Offers Over \$639,000

**View**  
[ljhooker.com.au/1YNSHGS](http://ljhooker.com.au/1YNSHGS)

**Contact**  
**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**Trudy Weaver**  
0429 935 125  
[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)



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1300 360 388

Situated close to schools, transport, and shops, this residence ensures that all your daily needs are met with ease. Yarrabilba is renowned for its community-focused amenities and serene environment, making it an ideal place to call home. Enjoy the convenience of nearby quality schools like Yarrabilba State School and the accessibility to public transportation options that simplify your commute.

13 Everglade Street, Yarrabilba property inclusions:

- Plantation Built Terrace Home
- Four generous sized bedrooms with built/walk in robes
- 3 Beautifully appointed bathrooms throughout
- Ensuite with dual vanities
- Ceiling fans
- Light filled open planned living and dining rooms
- Designer kitchen with 900mm gas cooking appliances, dishwasher, walk in pantry
- Private balcony
- Additional covered alfresco located downstairs
- Double remote-control garage
- Timber look flooring and high ceilings
- Stone bench tops to kitchen & bathrooms
- 2 x Air Conditioning units installed
- Internal access from garage
- Fully fenced yard
- Internal laundry
- Plumbed water for fridge

Don't miss the opportunity to make this delightful house your new home. With its affordable price point and desirable location, it won't stay on the market for long. Act now and secure your future in one of Yarrabilba's most sought-after neighborhoods!

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!



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Yarrabilba facilities include but not limited to:

**COMUNNITY GROUPS:**

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Basketball

Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

**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



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McDonalds  
Dominos  
Crisp Pizza  
Jimbos Fish and Chip  
Golden Lor Chinese Restaurant  
Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery

#### EDUCATION:

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!



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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

|                      |                                                                                                                                         |
|----------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <b>Property ID</b>   | 1YNSHGS                                                                                                                                 |
| <b>Property Type</b> | House                                                                                                                                   |
| <b>Land Area</b>     | 188 m <sup>2</sup>                                                                                                                      |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Toilets (3)<br>Courtyard<br>Dishwasher<br>Built-in-Robes<br>Fully Fenced<br>Remote Garage<br>Liveability |

**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

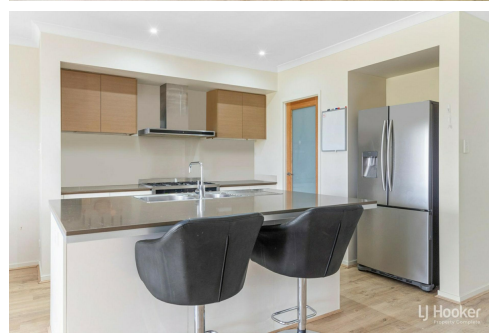
**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

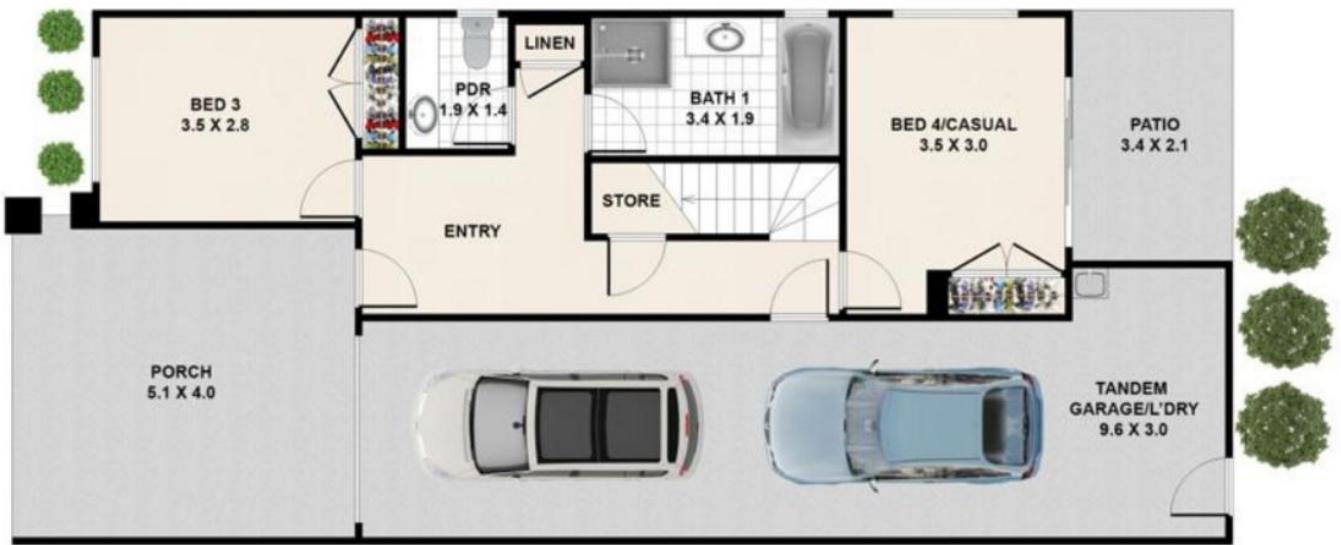
Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



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### Approx Sqm

Inside Areas - 204.9 Sqm

Outside Areas - 31.7 Sqm

The Total Areas - 236.6 Sqm

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