



13 Namba Circuit, Yarrabilba

Spacious Family Retreat - Built for Today's Lifestyle!




Welcome to 13 Namba Circuit - a beautifully designed 2024 built home set within the highly sought after The Parks precinct. This is an opportunity to secure your place in one of Yarrabilba's fastest growing family communities.

Positioned on a generous 458m² land size, this spacious 242m² low-set residence has been thoughtfully designed for modern family life. Offering four generous bedrooms plus a separate media, there's flexibility for growing families, working from home, or simply enjoying extra space to relax.

At the heart of the home, the open-plan kitchen, living and dining zone creates a seamless space for connection and entertaining. The well-appointed kitchen features a huge walk-in pantry, perfect for busy households who love both functionality and style. Ducted air conditioning throughout ensures year-round comfort, while the fully fenced backyard provides a safe and private area for kids and pets to play.

Property highlights:

- Near-new 2024 build

4  2  2 

FOR SALE

Please Call

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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.

 **LJ Hooker**

- 242m2 under roof on a 458m2 block
- 4 spacious bedrooms with built in robes
- Separate media room
- Expansive open-plan living and dining
- Designer kitchen with large walk-in pantry
- Ducted air conditioning throughout
- High ceilings
- Fully fenced, low-maintenance yard
- Long term tenants in place until May 2027

Whether you're upgrading, upsizing, or relocating into a vibrant and growing community, this modern family home offers the perfect balance of space, comfort and lifestyle.

Yarrabilba is a thriving master-planned community ideally positioned between Brisbane and the Gold Coast, offering a relaxed suburban lifestyle with excellent access to nature, amenities and future growth. Today the area features multiple schools, childcare centres, parks and recreational spaces, local shops, health services and regular community events that bring neighbours together.

What makes Yarrabilba truly exciting is what's still to come - a major town centre with expanded retail, cafés and employment opportunities, an extensive network of walking and cycling paths, and vibrant community facilities designed to enhance connection and lifestyle. A fully integrated, family-focused and future-ready community - Yarrabilba is growing. Come be part of it all.

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.

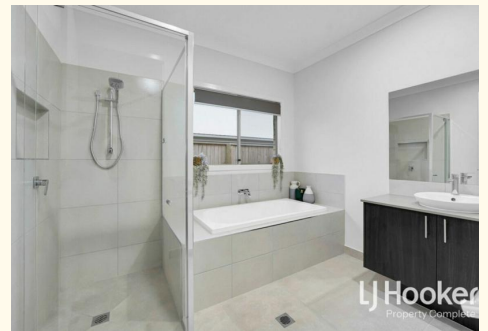
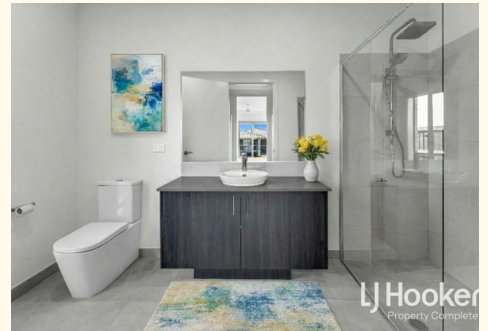
MORE DETAILS

Property ID	2136HGS
Property Type	House
House Size	242 m2
Land Area	458 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

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4 | 2 | 2 | 242 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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