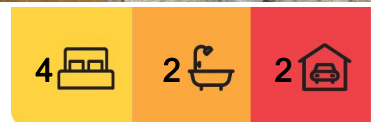


## Yarrabilba, 15 Buxton Avenue

SOLD By Trudy Weaver



Discover your new home in the vibrant community of Yarrabilba. This charming 4 bedroom house, built in 2017, offers a perfect blend of modern design and family-friendly features. With two bathrooms and a double garage, this residence provides ample space for comfortable living. The fully fenced yard ensures privacy and security, making it an ideal choice for families with children or pets.

### Features You'll Love:

- \* Main bedroom with walk in robe and ensuite
- \* Study Nook
- \* Combined kitchen / living & dining
- \* Dishwasher
- \* Split Air Conditioner
- \* Freestanding Gas Cooker
- \* Opticomm Box

**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1Z6DHGS](http://ljhooker.com.au/1Z6DHGS)

**Contact**  
**Trudy Weaver**  
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**LJ Hooker Property Complete**  
1300 360 388

**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.

- \* Ceiling Fans throughout
- \* Undercover outdoor alfresco area

Current Rental Appraisal \$570 per week.

Yarrabilba is a rapidly growing suburb known for its community spirit and convenient amenities. You'll find a variety of shops just a short drive away, catering to all your daily needs. Families will appreciate the proximity to quality schools, ensuring educational opportunities are within easy reach. The suburb boasts numerous parks and recreational areas, perfect for outdoor activities and weekend picnics.

Don't miss out on this affordable opportunity to settle in Yarrabilba. With its functional layout and desirable location, this home is sure to attract attention. Contact us today to make this property yours and start enjoying all that Yarrabilba has to offer!

Yarrabilba is great 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 grow your business, 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 12,600 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 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

#### SHOPPING:

Coles  
McGuire's Cellars  
Just Crazy Bargains  
Signall Tobacconist, Lottery, Newsagent and Vape store  
Yarramart Vape and Tobacco

#### GENERAL SERVICES:

x2 Ampol Service Stations



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Yarrabilba Vet Clinic  
Excel Laundromat  
Bridgestone Tyres and Auto  
Auto Masters  
Ultratune  
Storage King  
Kennards Self Storage  
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  
Koco Hair Studio  
Beauty by Savi  
Envy Aesthetic Ink & Beauty  
Vibe Massage and Aesthetics  
Meridian Aesthetics

**PROFESSIONAL SERVICES:**

ITP Income Tax Professionals  
ACS Legal Solutions  
Australian Conveyancing Solutions  
Mortgage Choice

**FOOD:**

Yarrabilba Hotel  
Yarrabilba Coffee Hub  
Café 63  
That Wrap Place  
McDonalds  
Red Rooster  
Dominos  
Crisp Pizza  
Jimbos Fish and Chip  
Golden Lor Chinese Restaurant  
Sushi Paradise  
Guru —Fine Indian Cuisine  
Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery

**Disclaimer:**

Property images may have been digitally altered or staged for marketing purposes and



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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>	1Z6DHGS
<b>Property Type</b>	House
<b>House Size</b>	187 m <sup>2</sup>
<b>Land Area</b>	290 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Fully Fenced Liveability

### Trudy Weaver 0429 935 125

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

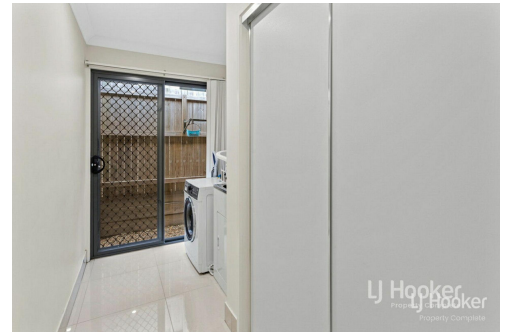
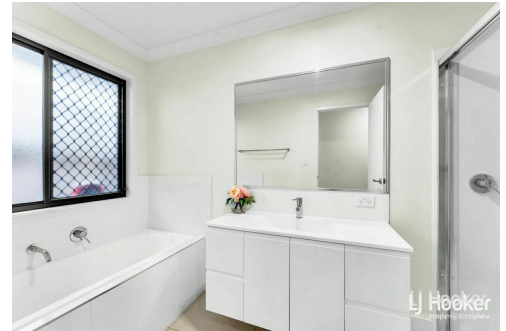
### Christie Smith 0419 684 184

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

### LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

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15 Buxton Avenue, Yarrabilba



4 | 2 | 2 | 187 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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