

## Yarrabilba, 15 Tomlinson Street

### Wonderful Family Home with Inground Pool

Welcome to 15 Tomlinson Street, this wonderful family home has everything you need complete with inviting inground pool. Perfectly presented and nestled on a charming corner block, this residence offers easy access to both the Catholic High School and State High School, making it an opportunity you won't want to let slip away!

Discover a well-designed floor plan featuring four bedrooms that seamlessly flow into the spacious kitchen, dining, and living areas. You will enjoy the year in comfort with the convenience of split system air conditioning.

The kitchen is stylish and features stone benchtops, ample storage, and a pantry to cater to your every need. Enjoy the seamless connection between the kitchen and the dining room, creating a perfect space for both daily living and entertaining.

This delightful home comprises four bedrooms, two bathrooms, and a single garage. Step



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**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1Y06HGS](http://ljhooker.com.au/1Y06HGS)

**Contact**  
**Trudy Weaver**  
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[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete**  
**1300 360 388**

outside to an undercover alfresco area that overlooks the inviting inground pool. The home is strategically oriented to face east, enjoying the morning sun.

Situated on a corner block, the property is fully fenced and conveniently positioned near walking paths. Only a short 5-minute drive away, you'll find Coles and other local amenities, ensuring that your daily needs are easily met. Positioned in a quiet street, this home is ready for you to move in and make it your own. Don't miss the chance to call this property your new home sweet home!

Features of 15 Tomlinson Street, Yarrabilba:

- 4 generous bedrooms
- Master bedroom with beautifully appointed ensuite
- Single car lock up garage
- Open plan living
- Fully fenced corner block
- Inground Pool: Enjoy the Queensland summer in your inground pool
- Split System Air Conditioning: Enjoy year-round comfort with air conditioning
- Large Kitchen equipped with electric cooktop, dishwasher and pantry

Enjoy your low maintenance lifestyle at 15 Tomlinson Street. Your new home awaits, it's ready for you to move into, providing you enjoyment and comfort.

Contact Trudy Weaver on 0429 935 125 for more information on this great home. Private inspections are available to inspect this property.

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



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



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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!

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	1Y06HGS
Property Type	House
House Size	157 m <sup>2</sup>
Land Area	319 m <sup>2</sup>
Including	Ensuite Air Conditioning Toilets (2) Pool Dishwasher Fully Fenced Remote Garage Solar Panels Liveability

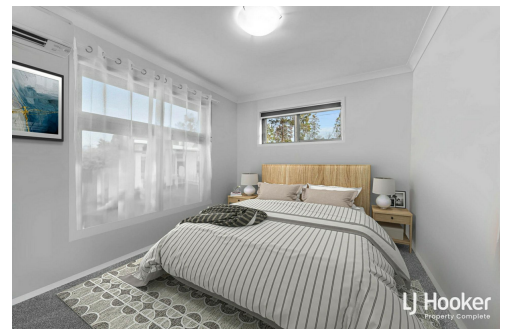
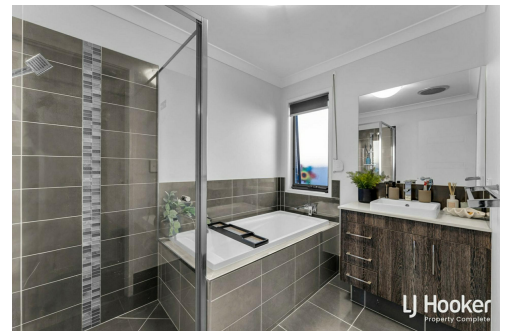
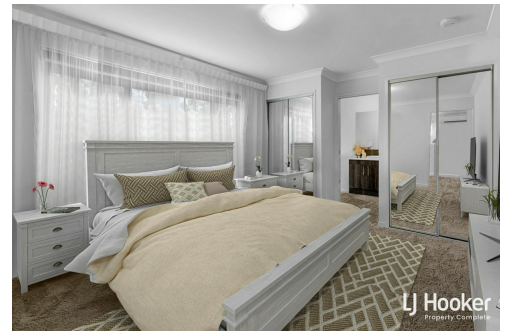
**Trudy Weaver 0429 935 125**

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4 | 2 | 157 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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