

Yarrabilba, 16 Breccia Street

SOLD By Christie Smith

Ideal Investment or FHB Opportunity

This ideal family home is ready for you to move into now, or is the perfect choice for a savvy investor! 16 Breccia Street offers four generous bedrooms, making it ideal for families seeking space and comfort. With two well-appointed bathrooms, including an ensuite, morning routines will be a breeze for everyone. The airconditioned open plan dining and living areas are perfect for everyday meals or entertaining guests, providing a warm and inviting atmosphere.

Property Features include:

- * 4 well appointed bedrooms all with BIR & ceiling fans, whilst the master bedroom features a WIR, ensuite & air-conditioning.
- * Spacious open plan air-conditioned living & dining with a well positioned kitchen including gas cook top & dishwasher.



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.



For Sale
Offers Over \$699,000

View
ljhooker.com.au/1ZF0HGS

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- * Security screens & ceiling fans throughout the home, whilst all main areas enjoy the low maintenance faux wood flooring.
- * Main bathroom with separate bath & separate toilet.
- * Covered outdoor patio overlooks the substantial sized backyard, perfect for entertaining with the whole family.
- * Double remote controlled garage with laundry.

Current Rental Appraisal: \$600 per week.

This property offers great value in a thriving community with potential for growth. With its spacious layout and modern conveniences like secure parking and an undercover entertainment area, it's ready for you to move in and make it your own. Don't miss out on this opportunity to secure a fantastic home at an exceptional price point. Act fast-homes like this in Yarrabilba don't stay on the market for long!

Yarrabilba is a vibrant suburb that offers a range of parks, walking trails, and recreational facilities. The local schools, including Yarrabilba State School and St. Clare's Catholic Primary School, are just a short drive away, making this location ideal for families with school-aged children. The nearby shopping precinct caters to all your daily needs without the hustle and bustle of city life, ensuring you have more time to relax and enjoy your surroundings.

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 14,000 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, 5 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



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McGuire's Cellars
Just Crazy Bargains
Silly Solly's
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
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



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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 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

Property ID	1ZF0HGS
Property Type	House
House Size	187 m2
Land Area	400 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184

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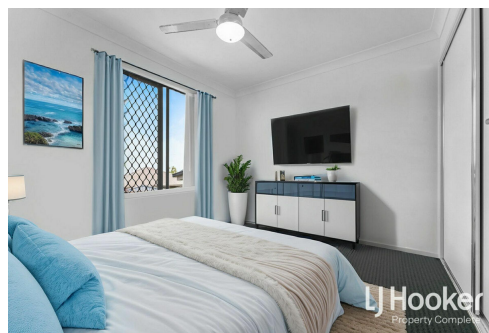
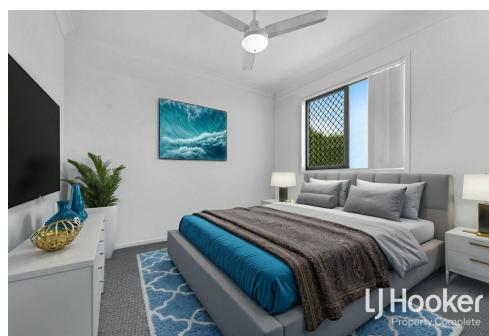
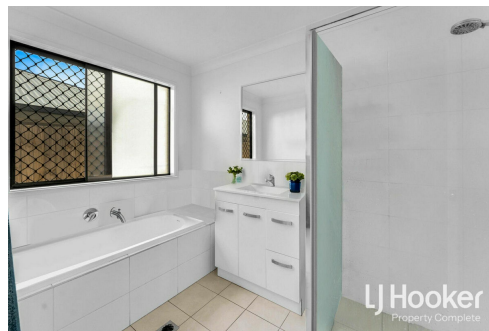
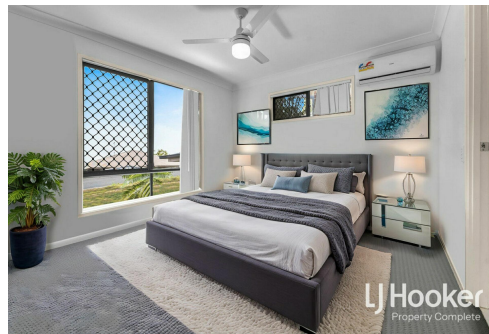
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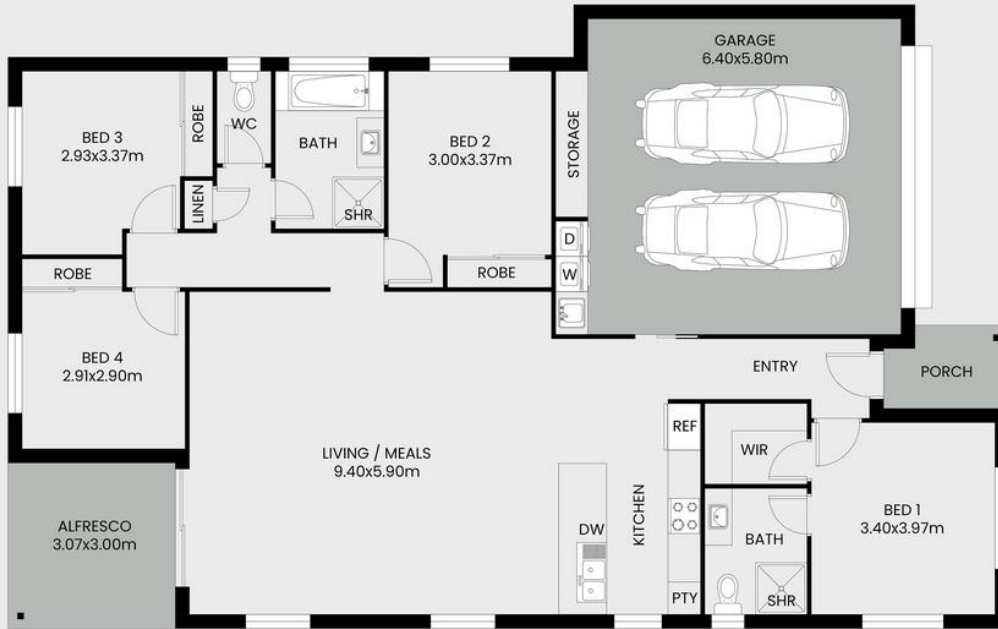


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