






17 Chalk Street, Yarrabilba

A Rare Corner Block Opportunity Awaits! Unlock the Potential of a Truly Usable Backyard

A true standout, this well-appointed home enjoys a sought-after corner position and boasts an extended patio ideal for entertaining. With the added convenience of a spacious garden shed offering plenty of room for tools and storage, this property delivers the perfect blend of lifestyle and functionality.

17 Chalk Street, offers a great location for families requiring ease of access to schools and amenities. Designed with family living at the forefront. From the moment you walk through the door, you'll appreciate the light-filled spaces, flow and functional floorplan that make everyday living easy. With a separate living area for extra entertainment. The heart of the home is the contemporary kitchen overlooking the open-plan living/dining area, flowing effortlessly out to the extended covered alfresco perfect for weekend BBQs and entertaining guests.

The spacious master bedroom is privately positioned at the rear of the property, complete with ensuite, air-conditioning and walk-in robe, while the remaining bedrooms are generously sized with built-in

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FOR SALE

Offers Over \$869,000

VIEW

Sat 13th Jun @ 1:00PM - 1:30PM

AGENTS

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AGENCY

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 **LJ Hooker**

wardrobes and serviced by a modern family bathroom.

Property Highlights:

- Four bedrooms with built-in robes
- Master with ensuite, airconditioning & walk-in robe
- Multiple living areas
- Air-conditioned open-plan living
- Stylish kitchen with ample storage
- Extended covered alfresco for entertaining
- Large concreted garden shed
- 2 Street accesses
- Double gate access to back yard
- Double garage with internal access

Conveniently located within walking distance to Yarrabilba State School, Greenstone Park, Native Trail walks, Buxton Park and Dog Park. Just a 2-minute drive to San Damiano College, St Clare's Catholic Primary School and Kindergarten, and Yarrabilba State Secondary College. All local sporting facilities, Coles and shopping precincts are also less than 5 minutes away.

Yarrabilba is quickly becoming one of South East Queensland's most exciting growth corridors, offering an affordable lifestyle with huge future potential for homeowners and investors alike. Located between Brisbane and the Gold Coast, the master-planned community is designed to combine modern living with convenience, featuring schools, shopping centres, parks, playgrounds, walking trails and community facilities already established. With major future developments planned - including expanded retail precincts, additional schools, business hubs, healthcare services and improved transport infrastructure - Yarrabilba continues to attract strong population growth and increasing buyer demand. Its family-friendly atmosphere, newer homes, ongoing infrastructure investment and long-term development vision make it an attractive option for people looking to secure quality real estate in a rapidly growing area.

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 21FAHGS
Property Type House
Land Area 459 m2
Including Ensuite
Air Conditioning
Toilets (2)
Dishwasher
Outdoor Entertaining
Built-in-Robes
Secure Parking
Fully Fenced
Remote Garage

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Sales Consultant | tweaver@ljhcomplete.com.au

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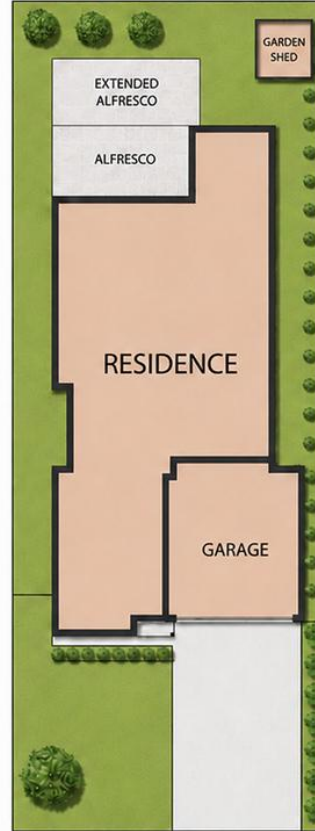
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