



17 Southwood Circuit, Yarrabilba

## SOLD By Christie Smith!




Fantastic 4 Bedroom Home - Ready to move into now!

Welcome to 17 Southwood Circuit, Yarrabilba, a very well-presented 4-bedroom family home offering style, comfort and convenience. Perfectly positioned on a 285m<sup>2</sup> block in a peaceful location, this property combines modern design with a low-maintenance lifestyle.

This home is ready for you to move into now, whether you're a first home buyer, downsizer, or an investor seeking a solid return, this home is an excellent opportunity to secure your place in the growing Yarrabilba community.

Inside, you'll find a light-filled open plan living and dining area that flows seamlessly to the outdoor patio, ideal for entertaining or enjoying quiet evenings at home. The modern kitchen is equipped with a dishwasher and stone benchtops, providing both function and style.

The master bedroom includes its own ensuite, while all additional bedrooms feature built-in robes, ensuring plenty of storage for the whole family. A split system air conditioner keeps the home comfortable year-round, and the single lock-up garage adds convenience and security.

4  2  1 

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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1300 360 388

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**

### Property Features:

- 4 spacious bedrooms with built-in robes and ceiling fans
- Master bedroom with walk through robe and private ensuite
- Modern kitchen with stone benchtops & dishwasher
- Open plan living and dining area with air-conditioning
- Separate internal laundry
- Single lock-up garage
- Undercover outdoor patio
- Low maintenance 285m<sup>2</sup> land size

Don't miss out on this fantastic opportunity to enter the Yarrabilba market with a home that's ready to move into or rent out immediately.

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.

Discover the vibrant lifestyle of Yarrabilba —a thriving, family-friendly community with over 15,000 residents already calling it home. Offering easy access to schools, parks, shopping, and a growing range of local amenities, Yarrabilba perfectly balances convenience and comfort. The community currently features five schools with more planned, five early learning centres, active sporting teams, and 120 km of walking and cycling tracks. Enjoy modern homes, abundant green spaces, and a strong sense of community in a welcoming, connected neighbourhood. Whether you're buying your first home, upgrading, or investing, Yarrabilba presents an exceptional opportunity to secure a home in one of South-East Queensland's most sought-after locations.

### 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 20HDHGS  
Property Type House  
House Size 160 m2  
Land Area 285 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

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FLOOR PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

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