

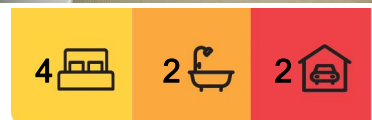
Yarrabilba, 18 Hillard Street

SOLD By Christie Smith

Welcome to 18 Hillard Street—a beautifully presented family home that blends modern convenience with spacious, comfortable living. Boasting four generously sized bedrooms, all complete with built-in wardrobes and ceiling fans, this home has been thoughtfully designed for relaxed family living.

The master suite is a private retreat, featuring a walk-in wardrobe, ensuite, ceiling fan, and its own air conditioning for year-round comfort.

At the heart of the home is a modern, stylish kitchen that any home chef will appreciate. With sleek Caesarstone benchtops, a stainless steel gas cooker, dishwasher, and ample storage, it's both functional and elegant. The open-plan layout flows seamlessly into the dining and living area, and further extends to a covered outdoor alfresco space-perfect for entertaining guests or enjoying quiet evenings.



For Sale
Offers Over \$699,000

View
ljhooker.com.au/1ZVBHGS

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For added versatility, there's also a separate carpeted living area, ideal as a media room or kids' play space. The spacious main bathroom includes a separate toilet, offering convenience for busy households.

Additional features include reverse cycle air conditioning and heating, security screens, a fully fenced backyard for privacy and safety, and a double automatic lock-up garage.

This home ticks all the boxes for modern family living. Don't miss the opportunity to make it yours!

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

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



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Ultratune
Storage King
Kennards Self Storage
Yarrabilba Queensland Ambulance Station
Yarrabilba Fire & Rescue Station
EMF Fitness & Recovery Yarrabilba
Anytime Fitness
Snap Fitness
Fitstop Yarrabilba

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

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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	1ZVBHGS
Property Type	House
House Size	205.47 m2
Land Area	400 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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