

## Yarrabilba, 18 Seawest Street

SOLD By Christie Smith

281m Family Home on 663m Corner Block

Welcome to 18 Seawest Street, Yarrabilba. This expansive home offers luxurious family living. An impeccably detailed residence delivers sophisticated designer living with exquisite attention to detail.

This beautiful home includes opulent living and dining areas and timeless modern ambiance. The residence is truly a fusion of luxury, functionality and entertainment creating a home of executive standing.

### Property Features:

- Light filled and spacious open plan living areas
- Impeccable kitchen incorporating quality stainless steel appliances with dishwasher and 900mm gas cook-top, oven and rangehood



**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.

4

2

2

**For Sale**  
Offers Over \$850,000

**View**  
[ljhooker.com.au/1ZQVHGS](https://ljhooker.com.au/1ZQVHGS)

**Contact**  
**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**Trudy Weaver**  
0429 935 125  
[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

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

- An additional carpeted media room is ideally positioned and can be closed off away from the main hub of the home for a sense of separation and privacy
- Another living space is located down the hallway between Bedrooms 3 & 4 and is the perfect area for the kids to utilize for their own play area or perhaps a teenager's retreat
- Four great sized bedrooms include built-in-robos
- The master suite is exceptional in size and includes a true walk-in-robe and own ensuite bathroom
- Both bathrooms are impeccably stylish, each with free standing bathtubs and separate toilet rooms, as well as the ensuite featuring his and her basins
- Well-appointed alfresco area

Additional features include:

- Ducted air-conditioning throughout
- Security alarm system
- Intercom system
- 2 car remote garage with access to the backyard through an external roller door
- Fully fenced yard

Are you currently interstate? Not available during business hours to attend inspections?

Please get in touch with our team, we are more than happy to accommodate virtual viewings.

Current Rent: \$720 p/w

Current Lease: 4/3/2025 - 8/9/2025

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:



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

**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.

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  
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



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

**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.



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

**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

<b>Property ID</b>	1ZQVHGS
<b>Property Type</b>	House
<b>House Size</b>	282 m2
<b>Land Area</b>	663 m2
<b>Including</b>	Ensuite Study Ducted Cooling Ducted Heating Toilets (2) Alarm Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

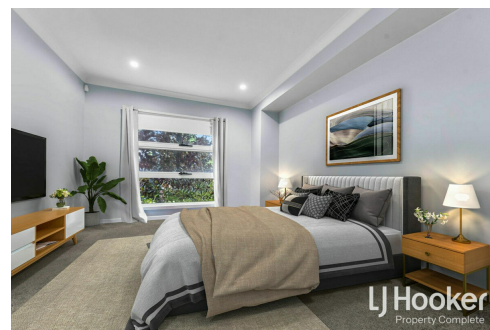
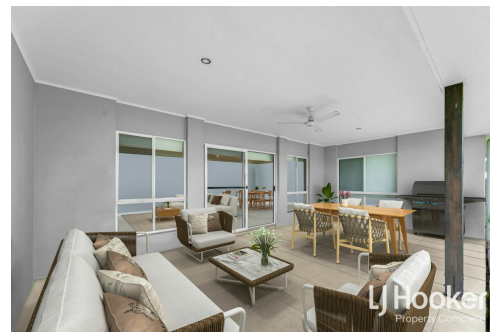
**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



**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.

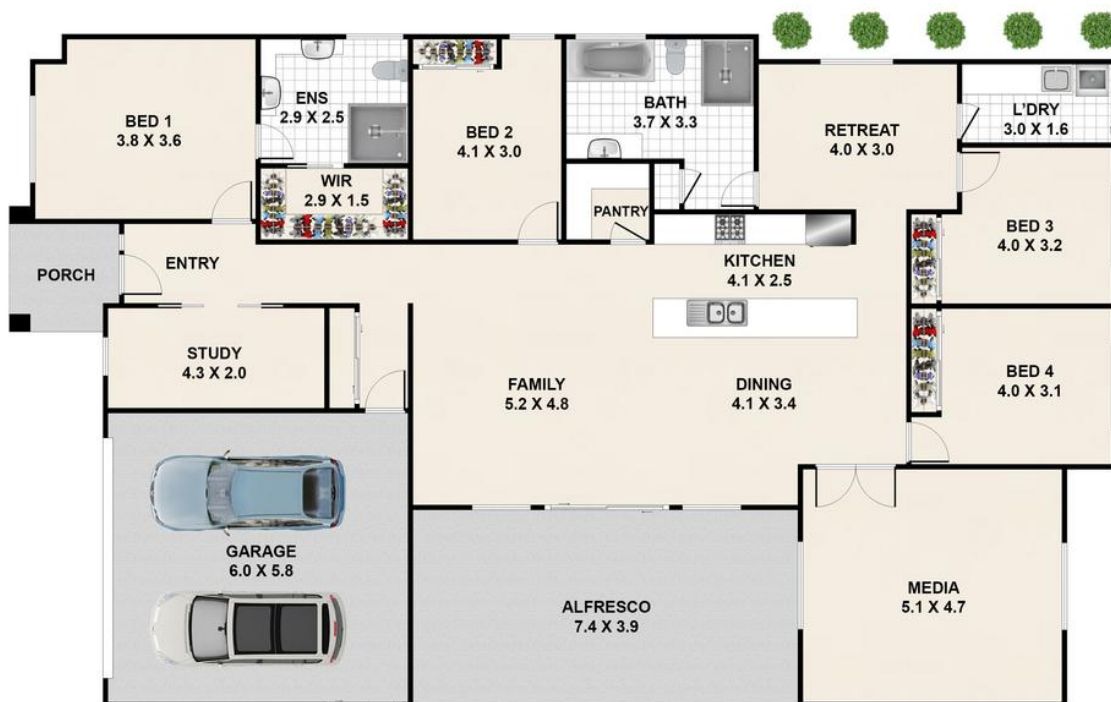
**LJ Hooker Property Complete**  
**1300 360 388**

18 Seawest Street, Yarrabilba



4 | 2 | 2 | 282 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



LJ Hooker Property Complete  
1300 360 388

**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.