

Yarrabilba, 19 Buxton Avenue

Perfect First Home- Ready to Move in

Auction Location: LJ Hooker Property Complete, Level 1 / 32 Everglade Street, Yarrabilba

Discover the perfect opportunity for family living in the thriving suburb of Yarrabilba, this modern four-bedroom home offers a blend of comfort and convenience with a spacious and practical interior. It's designed to cater to the needs of a growing family with open-plan living ensuring a seamless flow, ideal for both everyday life and entertaining guests.

Auction Date: Wednesday, 26th February 2025

Auction Time: 5:30pm

Location: LJ Hooker Property Complete - Level 1/32 Everglade Street, Yarrabilba

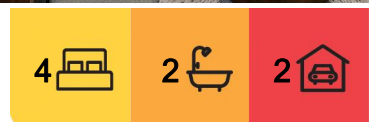
Register to Bid: <https://buy.realtair.com/properties/155243>

Property Features Include:

* Air-conditioned open plan living, dining and kitchen.



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
Auction

View
ljhooker.com.au/1ZEHBGS

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LJ Hooker Property Complete
1300 360 388

- * Kitchen with dishwasher and electric cooking, effortlessly leads out to the outdoor patio - the perfect layout for entertaining.
- * Master bedroom features a WIR, ensuite, air-conditioning & direct access to the outdoor patio. Remaining 3 bedrooms with mirrored BIR's.
- * Main bathroom with a bathtub and separate toilet.
- * Double remote controlled garage with laundry and storage cupboard.

Rental Appraisal: \$600 per week - Increase can take effect after 12th March 2025.

Situated close to a variety of local amenities, this home is perfectly positioned to take advantage of everything Yarrabilba has to offer. Enjoy easy access to shops, cafes, and public transport options, making daily commutes and errands a breeze. Families will appreciate the walking proximity to quality educational institutions such as Yarrabilba State Primary and High School, St Clare's Catholic Primary School and San Damiano Catholic College ensuring your children have access to excellent learning facilities.

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
 Signall Tobacconist, Lottery, Newsagent and Vape store
 Yarramart Vape and Tobacco



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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
Sushi Paradise
Guru —Fine Indian Cuisine
Pikoon Thai Restaurant
Yarrabilba Bakery
Rainbow Bakery



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More About this Property

Property ID	1ZEBHGS
Property Type	House
House Size	173 m2
Land Area	350 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

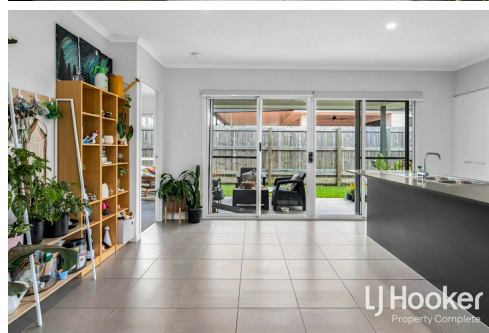
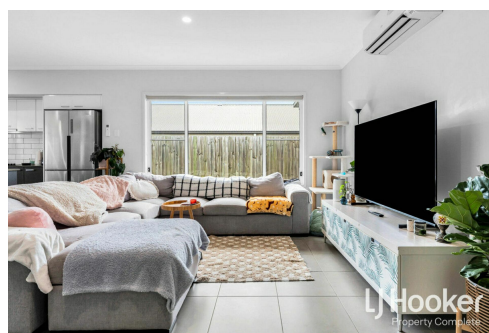
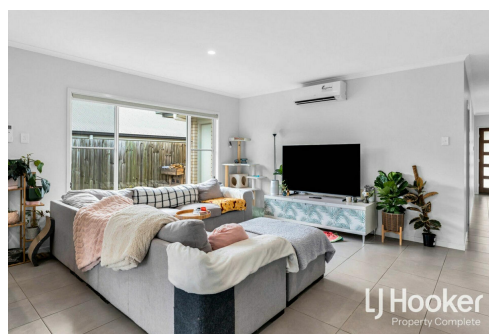
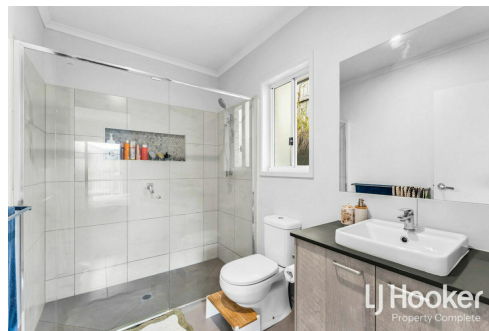
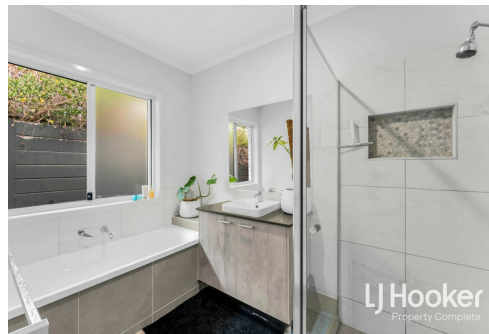
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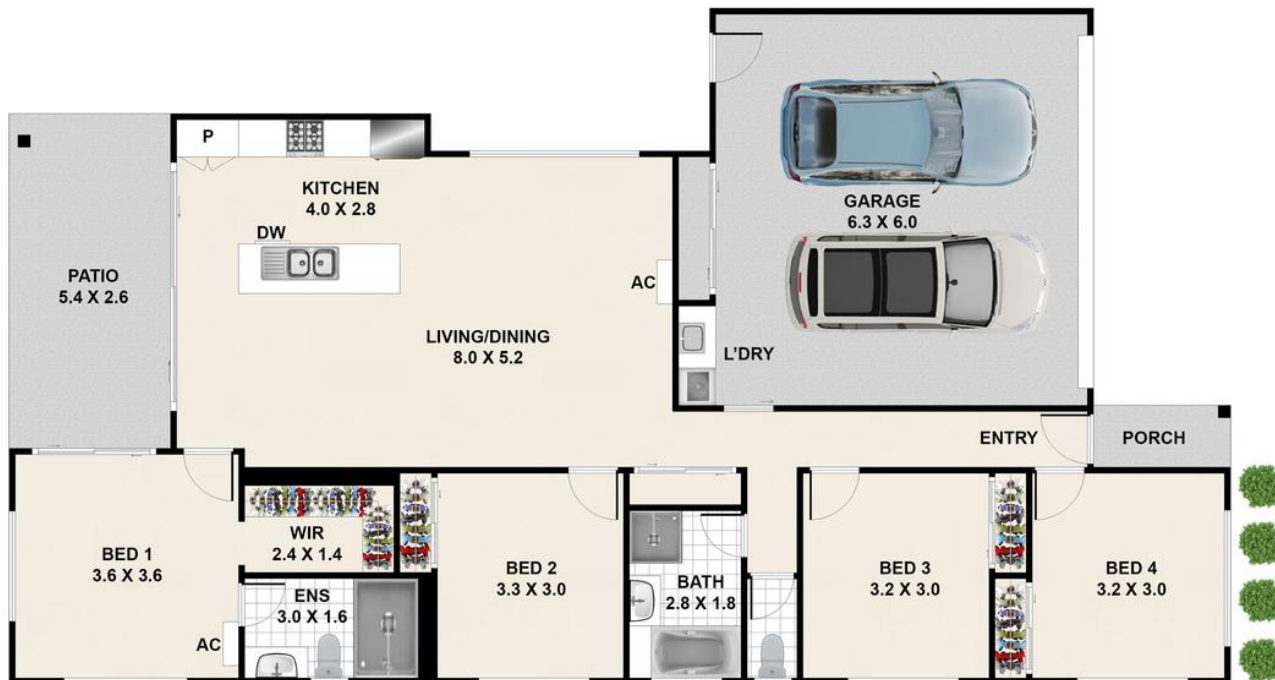
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4 | 2 | 2 | 173 Sqm | |

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



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