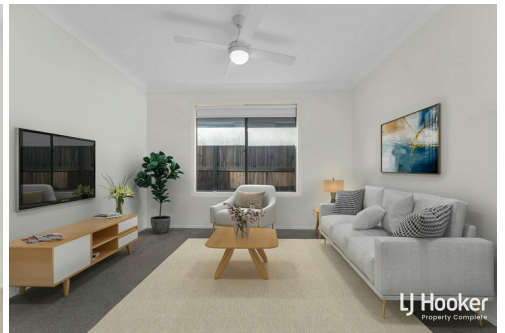




Yarrabilba, 20 Orb Street

Opportunity for Homes Owners or Investment!

Discover your ideal family home at 20 Orb Street. With four bedrooms, each featuring built-in robes and ceiling fans, this home is perfect for growing families or those looking for an investment property. The well-thought-out floor plan includes an open-plan living area and a separate lounge room, providing ample room for both relaxation and entertainment.

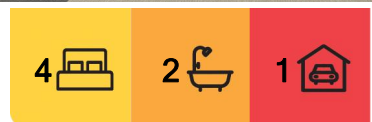
Located in a secure and family-friendly neighborhood, this home is perfect for raising children in a safe environment. The nearby amenities make it an excellent choice for both families and investors.

Key features of 20 Orb Street include:

- 3 bedrooms with built-in robes and ceiling fans
- Master bedroom complete with an ensuite and walk-in wardrobe
- An open-plan living area



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
Offers Over \$619,000

View
ljhooker.com.au/1YSSHGS

Contact
Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

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1300 360 388

- Separate lounge room
- A well-appointed kitchen with ample storage and a dishwasher
- 2 split system air conditioners
- Fully fenced backyard for privacy and outdoor enjoyment
- Single lock-up garage for secure parking

Currently rented until October 2024

This property is a fantastic opportunity to enter the thriving Queensland property market. Don't miss out-contact Trudy Weaver at 0429 935 125 to schedule your inspection today!

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 12,000 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, four 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

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 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

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.



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More About this Property

Property ID	1YSSHGS
Property Type	House
House Size	177 m ²
Land Area	320 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

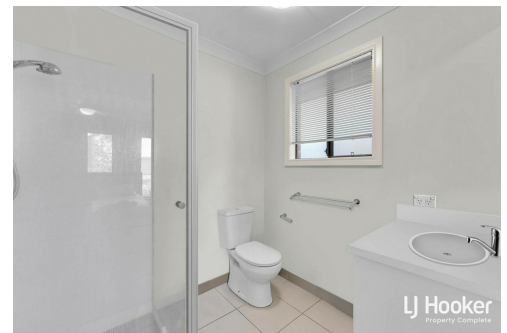
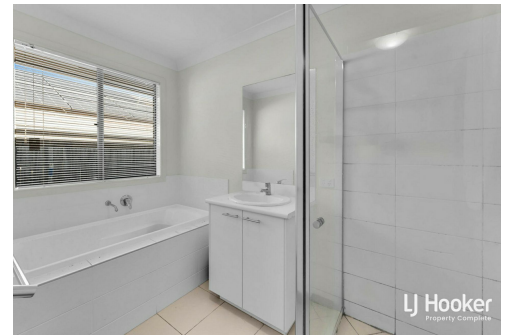
Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

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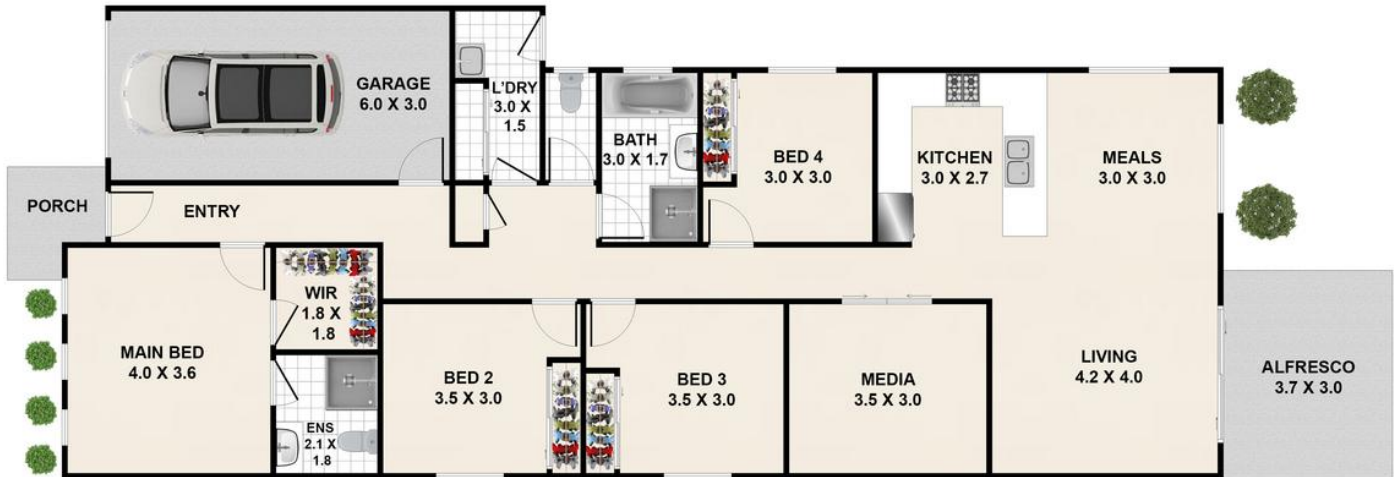
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20 Orb Street, Yarrabilba



4 | 2 | 1 | 164 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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