

Yarrabilba, 21 Olivine Circuit

Great Investment or Family Home Close to Schools and Parks

Situated in the heart of the thriving Yarrabilba community, this fantastic four-bedroom home on Olivine Circuit is the perfect setting for family life. Situated on a generous 456m² block, it offers a blend of comfort and practicality. The open-plan living area is ideal for entertaining, seamlessly connecting to the kitchen where family meals and memories await.

The generous backyard is a highlight of this versatile home. There is plenty of space for kids to play and pets to enjoy.

Property Features:

- Large Land Size: 456m²
- 4 Bedrooms: Master suite with ensuite and three additional bedrooms, perfect for family



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SOLD

LJ Hooker
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4

2

2

For Sale

Offers Over \$719,000

View

ljhooker.com.au/1Z7RHGS

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or guests.

- Open-Plan Living: Generous living and dining areas seamlessly connected to the kitchen, ideal for entertaining.
- Modern Kitchen: Equipped with quality appliances, ample storage, and a family-friendly layout.
- Outdoor Living: Private backyard space for relaxation, play, or outdoor dining.
- Double Garage: Secure parking with internal access for convenience.
- Air Conditioning: Keeps the home comfortable year-round.
- Prime Location: Within easy reach of parks, schools, shops, and dining in the Yarrabilba community.
- Lease expires 24 February 2025.
- Current Rental Appraisal \$600 per week.

Yarrabilba is a suburb that has it all, from parks and playgrounds to walking tracks that encourage an active lifestyle. The community spirit here is palpable, with regular events and activities for all ages. For families, the proximity to quality schools like Yarrabilba State School and St Clare's Primary School ensures that education is never far from home. Local amenities including shopping centres and dining options are just a short drive away, making daily life convenient and enjoyable.

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 12,600 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



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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 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



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Yarrabilba Bakery
Rainbow Bakery

Disclaimer:

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More About this Property

Property ID	1Z7RHGS
Property Type	House
Land Area	456 m ²
Including	Ensuite Air Conditioning Built-in-Robes Fully Fenced Remote Garage

Trudy Weaver 0429 935 125

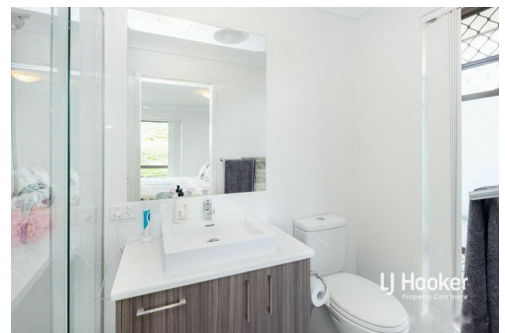
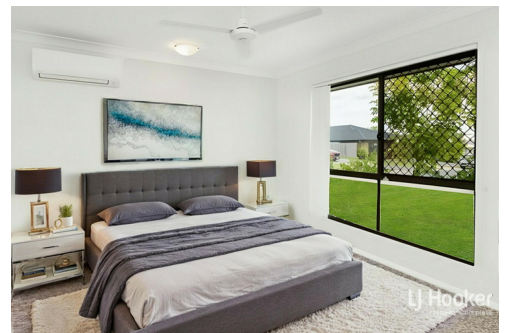
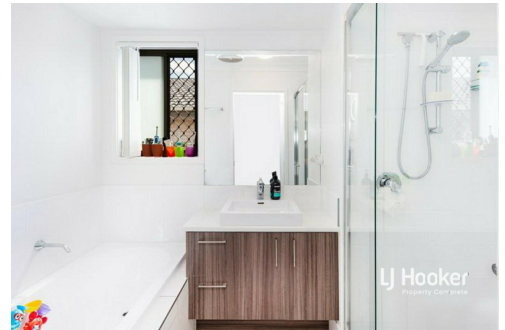
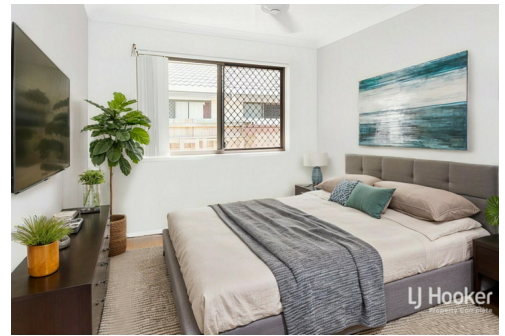
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