

## Yarrabilba, 22 Olivine Circuit

### Ideal Investment

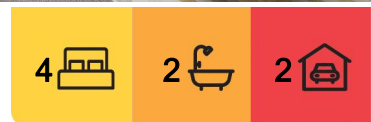
Discover this delightful 4-bedroom, 2-bathroom home located on Olivine Circuit in the thriving community of Yarrabilba. Built in 2016, this well-maintained residence offers a spacious 168m<sup>2</sup> layout perfect for growing families. The house features a modern design with an ensuite master bedroom and generous walk-in robe, ensuring ample storage for all your needs.

Currently rented at \$580.00 p/w with lease expiry 13 January 2025.

Situated close to several reputable schools such as Yarrabilba State School and St Clare's Catholic Primary School, this property provides the convenience of quality education just minutes away. The fully fenced yard and outdoor entertaining area make it an ideal spot for family gatherings and weekend BBQs. With internal access via the double garage, this home combines practicality and comfort seamlessly.



**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 \$699,000

**View**  
[ljhooker.com.au/1YSHHGS](http://ljhooker.com.au/1YSHHGS)

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**LJ Hooker Property Complete**  
1300 360 388

Yarrabilba is a vibrant suburb known for its friendly community atmosphere and excellent amenities. Enjoy the nearby parks, shopping centers, and recreational facilities that cater to all ages. Don't miss out on this fantastic opportunity to secure a wonderful family home at an affordable price. Act now to make this lovely property yours!

A Smart Investment or a Dream Family Home:

Whether you're looking for a new place to call home or a solid investment in a thriving suburb, 22 Olivine Circuit offers both opportunity and appeal. Don't miss the chance to secure this modern, low-maintenance property in one of the region's most sought-after locales.

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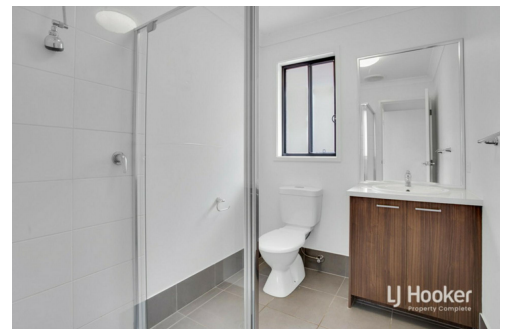
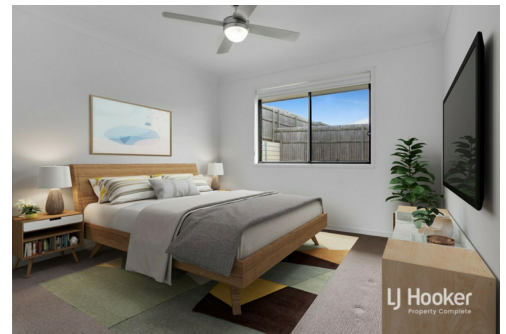
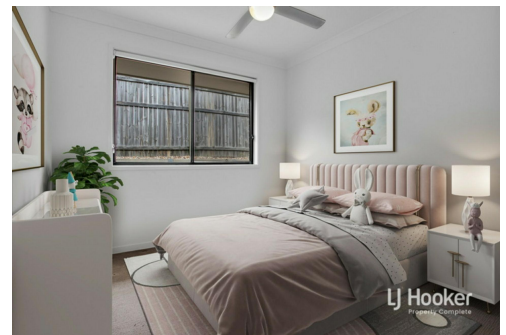
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## More About this Property

<b>Property ID</b>	1YSHHGS
<b>Property Type</b>	House
<b>House Size</b>	168 m <sup>2</sup>
<b>Land Area</b>	434 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced

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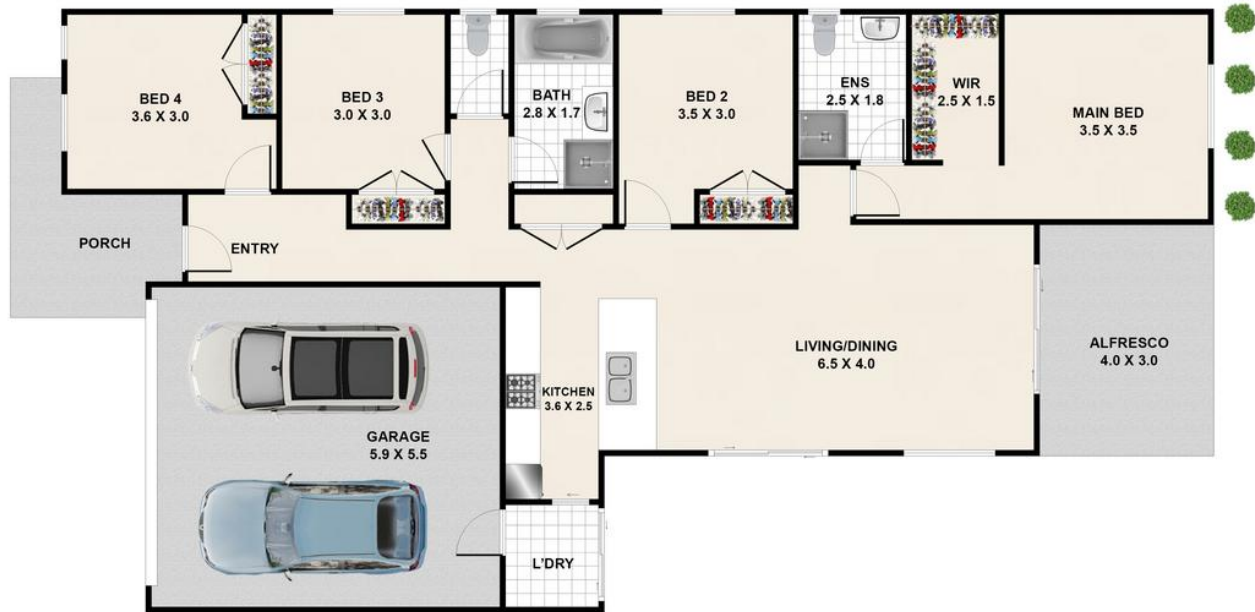
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22 Olivine Circuit, Yarrabilba

4 | 2 | 168 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