



Yarrabilba, 23 Scoria Street

Discover Tranquil Living in Yarrabilba

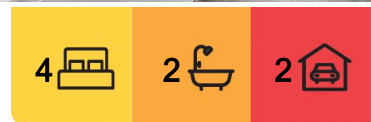
Welcome to 23 Scoria Street, Yarrabilba! Situated in a quiet and serene area of Yarrabilba, offering a perfect blend of peaceful living and modern convenience. Ideal for first-time home buyers or savvy investors, this residence promises a contemporary and comfortable lifestyle in a highly sought-after location.

Featuring four spacious bedrooms and two well-appointed bathrooms, including a master suite with an ensuite, this home is designed with family living in mind. The open-plan layout ensures a seamless flow between the living, dining, and kitchen areas, perfect for entertaining guests or enjoying cozy family moments. The stylish kitchen boasts ample storage, sleek stone countertops, and modern appliances, making it a delight for any home chef.

One of the standout features of this property is the multiple living areas, providing versatile spaces for relaxation, entertainment, or work. The main living area is equipped with



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For Sale
Contact Agent

View
ljhooker.com.au/1YC2HGS

Contact
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LJ Hooker Property Complete
1300 360 388

reverse cycle air conditioning, ensuring year-round comfort.

Outside, the property includes a double garage for secure parking and storage, along with a generously sized backyard perfect for outdoor activities and relaxation. With a land size of 320m², the yard offers plenty of space without the burden of extensive maintenance.

Located in a family-friendly neighborhood, residents of Scoria Street enjoy easy access to local parks, schools, shopping centers, and public transport. The community is known for its high quality of life and convenient amenities, making it an ideal place to call home.

PROPERTY FEATURES:

- Open-plan kitchen, lounge, and dining area
- Modern kitchen with quality fixtures, stone countertops, and ample storage
- Multiple living areas with reverse cycle air conditioning and ceiling fans
- Versatile lounge for flexible living options
- Master bedroom retreat with ceiling fan, walk-in robe, and ensuite
- Three generously sized bedrooms with ceiling fans, built-in storage, and plush carpeting
- Family bathroom with a separate toilet for added convenience
- Security screens on all windows and doors for enhanced security
- Tiled flooring throughout for easy maintenance
- Fully fenced yard ensuring privacy and security
- Built in 2018 on a 320m² block

FOR INVESTORS:

- Rental Appraisal: Please Contact Agent
- Current Rental Lease: \$530 per week
- Lease Ending: March 2025

LOCATION:

- 5 minutes to Yarrabilba State School
- 5 minutes to Yarrabilba State Secondary College
- 7 minutes to Yarrabilba Shopping Centre
- Close proximity to essential amenities, including childcare and family health centers
- Easy access to public transportation

Don't miss out on the opportunity to secure this perfect blend of tranquility and convenience. Contact Aaron Riding now at 0428 819 037. Whether you're a first-time buyer or looking to expand your investment portfolio, 23 Scoria Street offers everything you need for a comfortable and modern lifestyle.

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

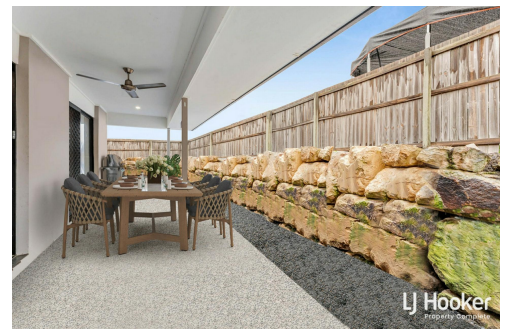
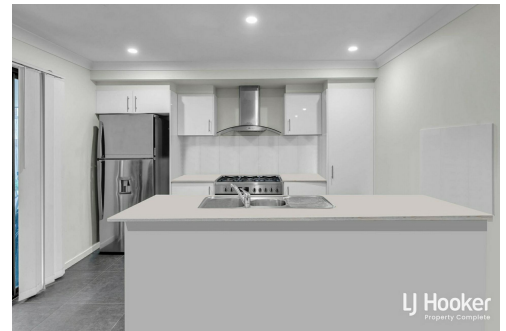
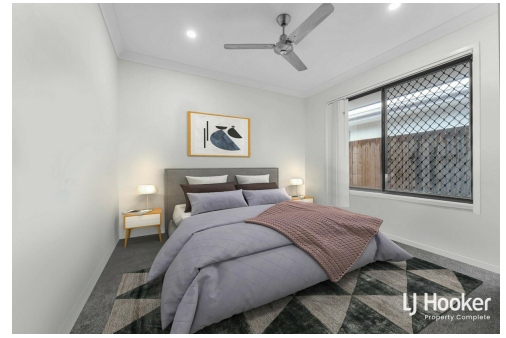
| | |
|----------------------|---|
| Property ID | 1YC2HGS |
| Property Type | House |
| House Size | 186 m ² |
| Land Area | 320 m ² |
| Including | Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability |

Cody Howard 0428 445 155

Sales Consultant | choward@ljhcomplete.com.au

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23 Scoria Street, Yarrabilba



4 | 2 | 186 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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