

Yarrabilba, 25 Dew Street

Charming Family Home in the Heart of Yarrabilba

Welcome to 25 Dew Street, Yarrabilba —a delightful family residence designed for modern living and convenience. Built on a low-maintenance 331m² block, this lovely home offers everything you need for comfortable, effortless living.

Step inside and enjoy this beautifully maintained home with open-plan living and dining area, perfectly complemented by a modern kitchen featuring quality finishes. The master bedroom has a walk-in robe and ensuite.

Three additional bedrooms provide plenty of space for a growing family or guests. Outdoors, the undercover patio is ideal for entertaining or unwinding, while the fully fenced yard offers security and privacy.

With a double lock-up garage and a prime location just a short walk to local shops and transport, this home delivers the ultimate combination of lifestyle and convenience.



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.

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For Sale

Offers Over \$669,000

View

ljhooker.com.au/1Z6YHGS

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1300 360 388

Property Features include:

- 4 Bedrooms with robes and ceiling fans
- 2 Bathrooms
- Open plan living and dining room
- Separate media room
- Modern kitchen with stone bench tops and stainless steel appliances
- Split System Air conditioning
- Double lock up garage
- Built 2016
- Land size 331m2
- Currently tenants in place until February 2025
- Weekly rent \$530 per week

Don't miss this opportunity to secure a beautiful family home in the heart of Yarrabilba.

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

Cignall Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco

GENERAL SERVICES:



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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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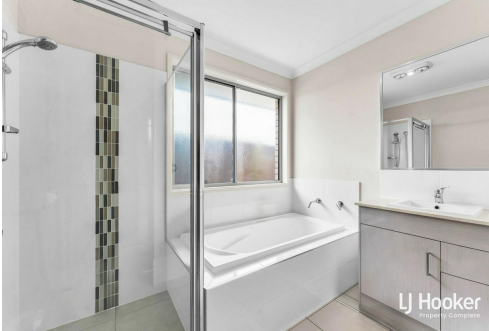
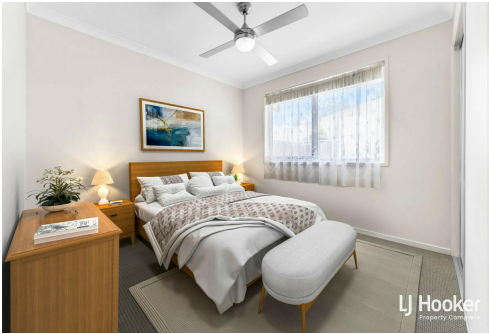
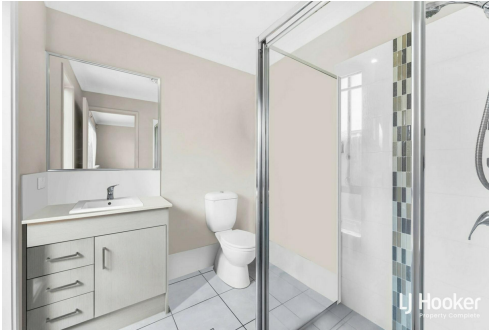
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More About this Property

Property ID	1Z6YHGS
Property Type	House
House Size	190 m ²
Land Area	331 m ²
Including	Ensuite Air Conditioning Toilets (2) Alarm Built-in-Robes Secure Parking Fully Fenced Remote Garage

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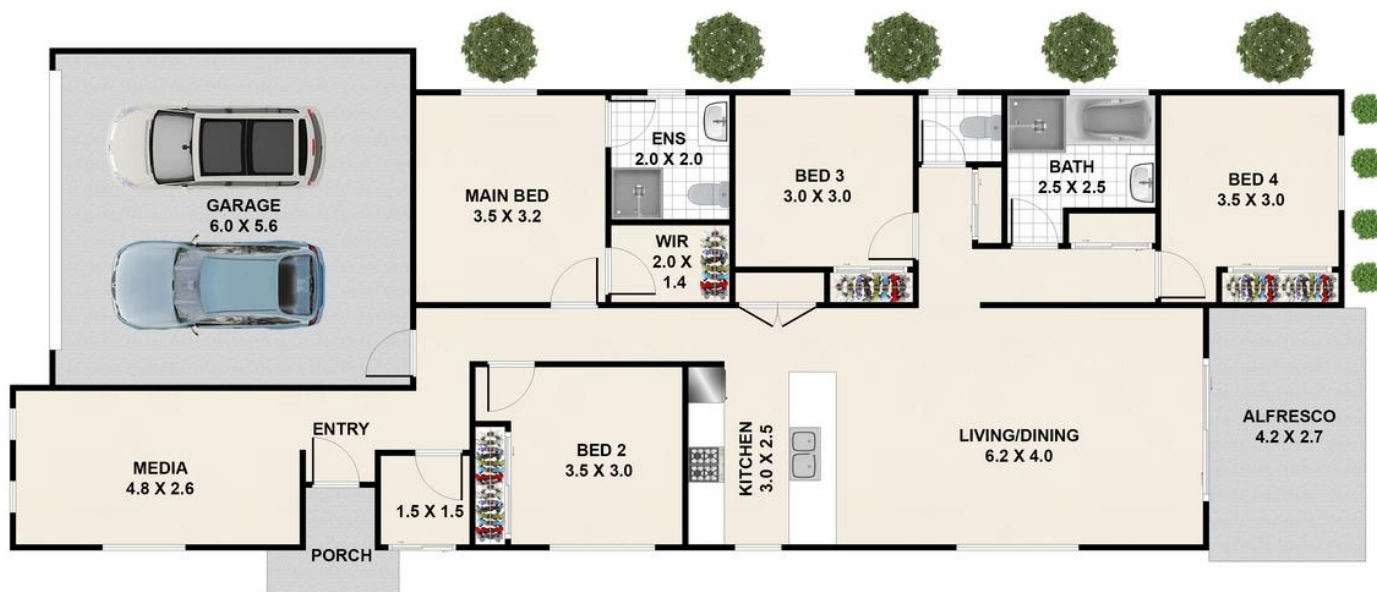
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25 Dew Street, Yarrabilba



4 | 2 | 2 | 174 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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