

Yarrabilba, 25 Wildflower Street

Ideal Investment or FHB Opportunity

Seize this opportunity to invest in a high-growth area with great rental potential. With a great long term tenant, great return and excellent location, this property is sure to generate interest quickly.

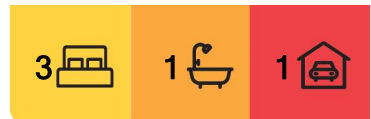
This delightful home on Wildflower Street offers an excellent opportunity for those seeking a comfortable and affordable lifestyle. With three spacious air-conditioned bedrooms and a well-appointed bathroom, this property provides ample space for everyday relaxed living.

Property features include:

- * Well position kitchen with gas cooktop, dishwasher and corner pantry
- * Master bedroom with aircon, WIR and direct access to the backyard patio
- * All bedrooms enjoy aircon, ceiling fans and BIR
- * Bathroom with separate bath tub and separate toilet
- * Aircon and ceiling fans in main living and dining 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 \$649,000

View
By Appointment

Contact
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LJ Hooker Property Complete
1300 360 388

- * Covered backyard patio with ceiling fan and doggy door access from the main living area
- * Backyard garden includes built in garden bed and garden shed
- * Carport with electric garage door
- * Security screens throughout - front door screen and both front bedroom windows with Prowler Proof security screens
- * Separate internal laundry with direct access to carport
- * Fenced in front yard and undercover front porch

Current Rental Appraisal: \$550 per week

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:

x2 Ampol Service Stations
 Yarrabilba Vet Clinic
 Excel Laundromat
 Bridgestone Tyres and Auto
 Auto Masters
 Ultratune



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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	1ZC7HGS
Property Type	House
House Size	150 m ²
Land Area	278 m ²
Including	Air Conditioning Toilets (1) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

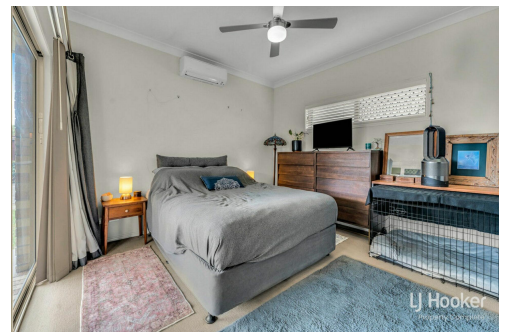
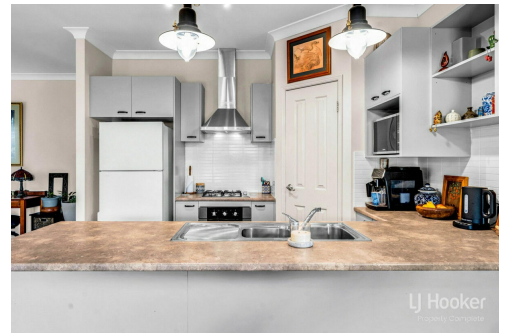
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25 Wildflower Street, Yarrabilba



3 | 1 | 1 | 150 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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