

## Yarrabilba, 26 Dew Street

SOLD By Christie Smith

Auction Location: LJ Hooker Property Complete, Level 1 / 32 Everglade Street, Yarrabilba

Discover the perfect blend of comfort and convenience at 26 Dew Street, Yarrabilba! This charming 4-bedroom home, complete with an ensuite and main bathroom offers a practical lifestyle in a thriving community. The modern kitchen flows seamlessly into the combined family and dining area, making it ideal for relaxed family gatherings or entertaining guests.

Auction Date: 22 January, 2025

Auction Time: 5:30 pm

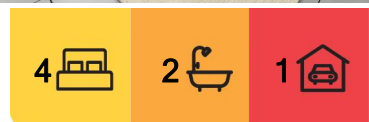
Location: LJ Hooker Property Complete

Register: <https://buy.realtair.com/properties/150906>

Situated on a low-maintenance 250m<sup>2</sup> block, this property features a secure single lock-up



**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**  
Auction!

**View**  
[ljhooker.com.au/1Z7ZHGS](http://ljhooker.com.au/1Z7ZHGS)

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**LJ Hooker Property Complete**  
1300 360 388

garage and is within a short stroll of Yarrabilba's vibrant shopping precinct. With Coles, a doctors' surgery, cafes, and public transport just moments away, everything you need is right at your doorstep. Plus, nearby parklands provide beautiful outdoor spaces for recreation.

Ideal for families, couples, or savvy investors, this home is positioned at the heart of Yarrabilba's welcoming community. Don't miss the chance to make 26 Dew Street your new address!

Property Features include:

- 4 Bedrooms with built in robes and ceiling fans
- 2 Bathrooms - ensuite in master bedroom and separate main bathroom
- 1 Lock Up Garage
- Combined family and dining room
- 250m<sup>2</sup> land size
- Undercover Patio

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



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#### 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  
Yarrabilba Bakery  
Rainbow Bakery



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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.

## More About this Property

<b>Property ID</b>	1Z7ZHGS
<b>Property Type</b>	House
<b>House Size</b>	144 m2
<b>Land Area</b>	250 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

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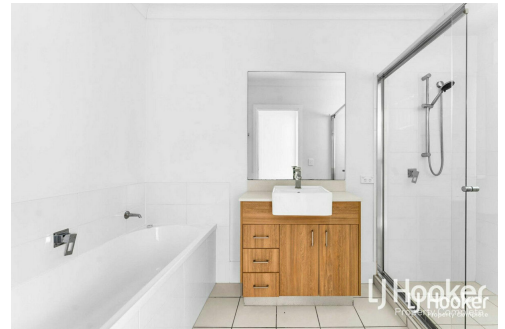
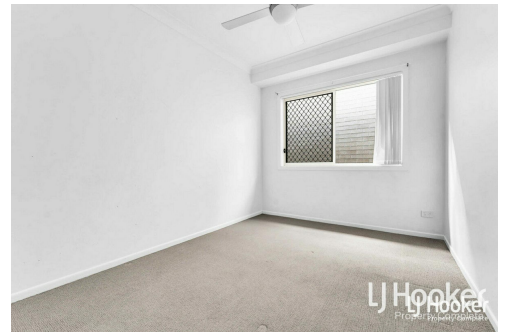
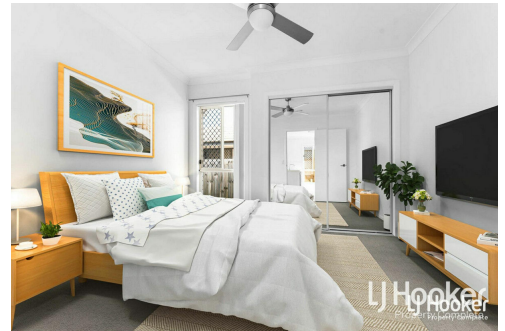
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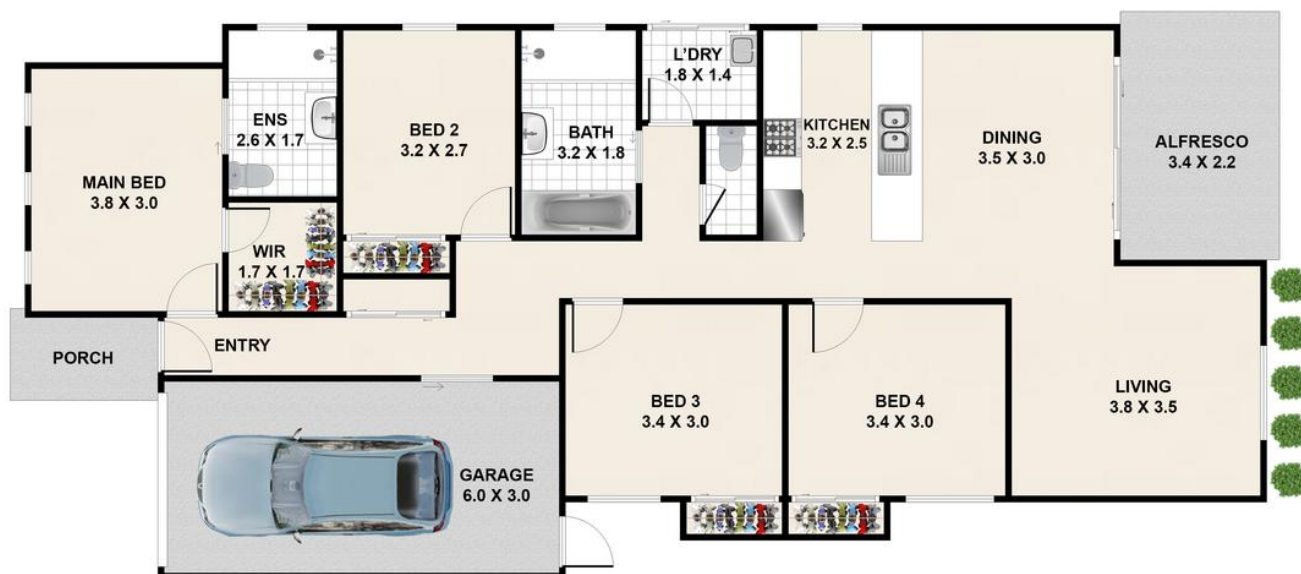
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26 Dew Street, Yarrabilba



4 | 2 | 1 | 144 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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