



32 Biron Street, Yarrabilba

A Location Parents Will Love — Just 300m to School

Location, location, location —positioned right in the heart of the school precinct, this is the opportunity families have been waiting for. Imagine the convenience of being just moments from the school gate, with no more stressful morning drop-offs and no excuses for being late. Whether you're a first-home buyer looking to secure your place in the market or an investor seeking a high-demand location, this vacant and move-in-ready four-bedroom home, built in 2017, offers immediate value. Opportunities like this don't stay available for long, so act now and make your move before someone else does.

Offering space where it counts, the home features two separate living areas, giving you flexibility for family life or a quiet retreat. The open plan kitchen, meals, and living area flows straight out to a covered alfresco and pergola, making it easy for everyday living and weekend get-togethers.

The kitchen is practical and well-equipped with Caesarstone benchtops, stainless steel appliances, and plenty of storage. All four bedrooms are a good size with built-in robes, while the master comes complete with walk-in robe, ensuite, and its own air conditioning.

4  2  2 

FOR SALE
Offers Over \$849,000

VIEW
By Appointment

AGENTS
Christie Smith
0419 684 184
csmith@ljhcomplete.com.au

Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

AGENCY
LJ Hooker Property Complete
1300 360 388

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

Key features include:

- Four well-sized bedrooms with built-ins
- Master with ensuite, walk-in robe & air conditioning
- Separate lounge for extra space
- Split system air conditioning to living and master
- Ceiling fans throughout
- Double remote garage with laundry
- Yard space with room for kids, pets or future plans

This is a straightforward, low-maintenance home that's ready to go. Whether you're stepping into the market or adding to your portfolio, this is an opportunity you don't want to sit on.

Positioned in the growing community of Yarrabilba, this home offers an opportunity to secure a place in one of South East Queensland's fastest developing suburbs. Located approximately 45 minutes from the Brisbane CBD and just a short drive to Logan Central, Yarrabilba provides a balance of affordability and accessibility for families, first home buyers, and investors alike.

Yarrabilba is a master-planned community designed for long-term growth, with new schools, parks, shopping facilities, and community spaces already established and continuing to expand. What sets the area apart is what's still to come. Planned to accommodate up to 50,000 residents, the suburb will continue to see major investment in infrastructure, including future town centres, business hubs, and additional amenities - making it a smart choice for those looking to get in early and benefit from future growth.

Disclaimer:

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MORE DETAILS

Property ID	21J5HGS
Property Type	House
House Size	185 m2
Land Area	436 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

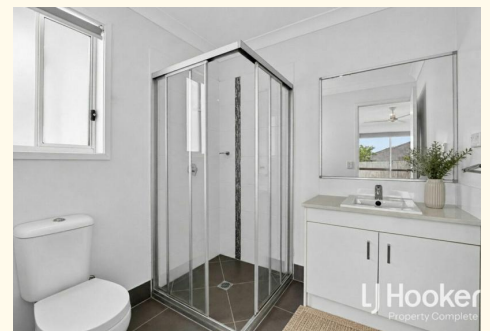
Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



32 Biron Street, Yarrabilba



4 | 2 | 2 | 185 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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