







33 Graham Circuit, Yarrabilba

WOW! Beautifully Positioned, Exceptionally Presented - You will be Impressed!!

Some homes simply feel right the moment you walk through the door - and this impeccably maintained 2024 Orbit Homes build is one of them.

Set on an impressive 609m2 corner block in Mallee Pocket Estate, this four-bedroom home has been lovingly owner-occupied and presents beautifully from front to back. Modern, practical and packed with upgrades, it's the kind of property that ticks the boxes you can see - and plenty you can't.

With side access, ducted air-conditioning, an 11kW solar system with three-phase power, full-house water filtration and a steel-frame construction, there has been serious thought put into making this home comfortable, efficient and ready for the future.

Inside, the home delivers a functional family-friendly layout with four generous bedrooms, two bathrooms and comfortable living spaces designed for everyday life. The double lock-up garage provides secure parking, while the substantial corner block gives you the

4 2 2

FOR SALE
Offers Over $965,000

VIEW
By Appointment

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Interested parties must rely solely on their own enquiries.

outdoor space that can be increasingly hard to find in newer estates.

PROPERTY HIGHLIGHTS:
- Built in 2024 by Orbit Homes
- Immaculately maintained and owner-occupied
- Four spacious bedrooms
- Two bathrooms including master ensuite
- Separate additional living area
- Garden shed
- Generous 609m2 corner block
- Sought-after Mallee Pocket Estate position
- Side access
- Ducted air-conditioning throughout
- Three-phase power
- Huge 11kW solar system
- Complete Home Filtration
- Steel-frame construction
- Beautifully presented and ready to move straight in

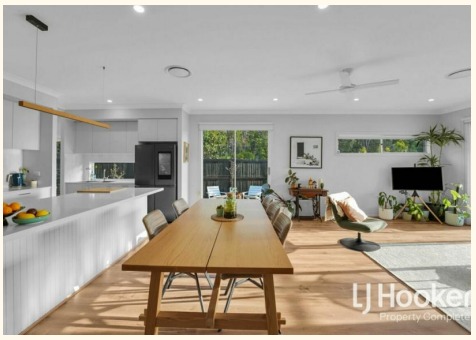
There's nothing tired, nothing neglected and no long list of jobs waiting for you after settlement. Simply unpack, settle in and enjoy a home that has been exceptionally well cared for from day one.

Photos will get your attention, but this is one you really need to see in person. With the block size, corner position, side access and impressive list of extras, this home is ready for its next family - and it's set to impress from the moment you arrive.

Put this one at the top of your inspection list.

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 DETAILS

Property ID	21WRHGS
Property Type	House
House Size	239 m2
Land Area	609 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Remote Garage

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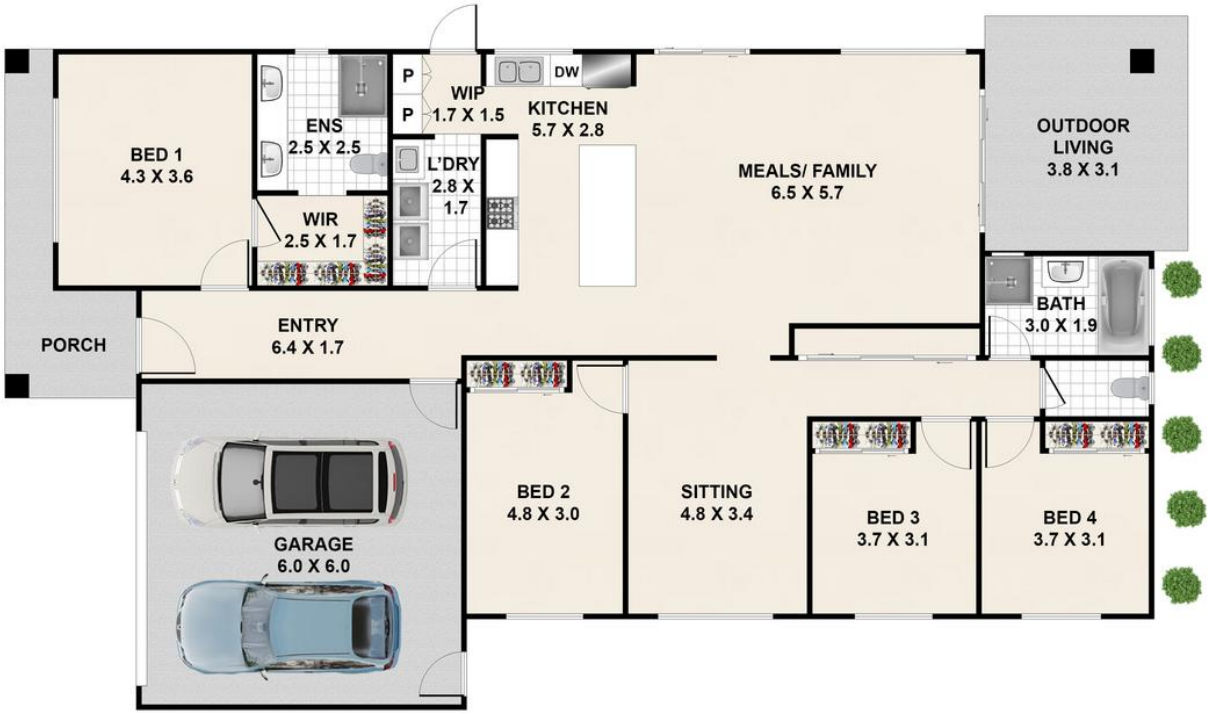
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LJ Hooker

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4 | 2 | 2 | 239 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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