







36 Granite Street, Yarrabilba

Low Maintenance Family Home!

Looking for a home with enough room for the family, the cars, the toys... and School Runs Just Got a Whole Lot Easier at 36 Granite Street, Yarrabilba.

With 4 bedrooms, 2 bathrooms, a double garage & 2 Undercover Parking spots, this home isn't messing around when it comes to space.

Inside, there's plenty of room for everyday family life - whether that means quiet Sunday mornings, busy school-day breakfasts, movie nights on the couch or strategically avoiding doing the dishes.

You feel the flow of this home from the moment you step through the security-screened front door. The double lock-up garage offers convenient internal access, while the spacious master bedroom and private ensuite provide a comfortable retreat.

Continue through to the heart of the home, where the open-plan living and dining areas connect seamlessly with a welcoming kitchen designed for everyday family life.

Whether you're preparing dinner or entertaining friends, you can easily keep an eye on the kids and chat with guests relaxing in the

4 2 4

FOR SALE
Offers Over $780,000

VIEW
By Appointment

AGENTS

Christie Smith
0419 684 184
principal@ljhcomplete.com.au

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

AGENCY

LJ Hooker Property Complete
1300 360 388

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.

covered outdoor entertaining area - so even when you're in the kitchen, you're never missing out on the action.

The important features:

- 4 bedrooms - room for kids, guests, a home office or that hobby you're definitely going to stick with this time.
- Two bathrooms - because one bathroom is never enough.
- Double lock up garage - cars, tools, storage, gym equipment... you decide.
- Double car carport - yep, even more parking.
- Split System Airconditioning
- Security Screens for peace of mind
- A stones throw to the local Cricket & AFL Fields
- 200m walk to Yarrabilba State Secondary School
- 700m to San Damiano College
- 1km to Yarrabilba State Primary School
- 1.5km down the road to St Clare's Catholic Primary
- Short 40min drive to Brisbane City
- Only a 45min drive to Gold Coast!

A great Yarrabilba location - putting you within easy reach of the growing community's everyday conveniences. This is the kind of home that gives you options. Space to live, space to grow and, perhaps most importantly, space to park without playing driveway Tetris.

This home isn't looking for someone to admire it online. It's looking for someone to move in. Book a private viewing today!

Yarrabilba isn't thinking small. Spanning 2,222 hectares, this major South East Queensland growth community is planned for up to 20,000 homes and around 50,000 residents. Over the next 20—30 years, it will continue evolving into a city-sized community, with new neighbourhoods, an expanded town centre, jobs, services, community facilities and the infrastructure to match.

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.

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.

MORE DETAILS

Property ID	21SXHGS
Property Type	House
House Size	156 m2
Land Area	290 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability











Christie Smith 0419 684 184
Principal & Licensee | principal@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

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.

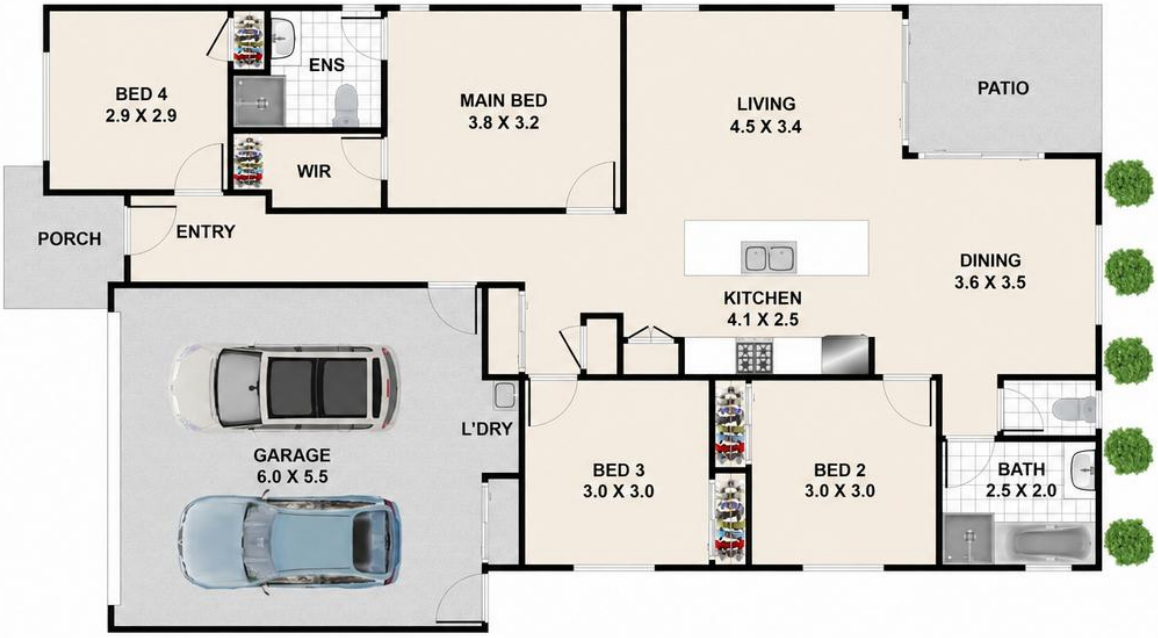
LJ Hooker

36 Granite Street, Yarrabilba

LJ Hooker
Property Complete

4 | 2 | 156 Sqm | N

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

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.

LJ Hooker