

Yarrabilba, 37 Carnarvon Street

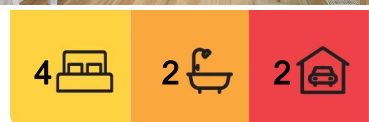
Custom Built 2023 Prestige Home - Ready Now!

Welcome to your dream home, where modern luxury meets spacious elegance. Completed in 2023 this near new home was custom built and is ideal for those those who seek both comfort and sophistication in every aspect of their daily life.

Built on a large 512m2 elevated block this 4 bedroom home is outstanding in both presentation and design.

4 Bedrooms - 2 Bathrooms - 2 car accommodation

- Master bedroom - with dual vanity ensuite and walk in robe
- Second bedroom - with walk in robe and walk through to main bathroom
- Third and Fourth bedrooms - with mirrored built in robes
- 2 Bathrooms with high end finishes
- Double Remote Garage (7m x 6.5m)



For Sale
Contact Agent

View
ljhooker.com.au/1YHQHGS

Contact
Trudy Weaver
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LJ Hooker Property Complete
1300 360 388

As you step inside, you'll be greeted by magnificent cathedral ceilings that flood the living area with natural light, creating an inviting ambiance that enhances the sense of openness. The seamless open-plan design connects the living, dining, and kitchen spaces, making it perfect for family gatherings and entertaining friends.

The heart of this home is undoubtedly the expansive kitchen, a chef's delight featuring state-of-the-art gas appliances and ample counter space. The impressive stone island bench not only adds style but also provides a breakfast bar for casual dining. With abundant storage and sleek finishes, this kitchen is tailored for every family need.

The master bedroom, has a beautiful ensuite and a generous walk-in robe, ensuring your personal sanctuary is both luxurious and functional. One of the additional bedrooms also features a walk-in robe with convenient two-way access to the main bathroom, while the remaining bedrooms include built-in robes and ceiling fans for added comfort.

Step outside to your spacious alfresco area, complete with a large ceiling fan, perfect for enjoying morning coffee or hosting weekend barbecues. This outdoor oasis flows effortlessly from the interior, blending indoor and outdoor living seamlessly.

Custom built features include:

- High ceilings throughout the home
- High Raked Ceiling flowing through the kitchen and family rooms
- Media room/second living area
- Impressive stone island waterfall bench top
- Walk-in pantry
- Ensuite with dual vanity
- Stylish VJ cladding in the master bedroom and hallway
- Stunning main bathroom with floor to ceiling tiles and free standing bathtub
- Air conditioning in the master bedroom and living room
- High-quality finishes throughout
- Large internal laundry
- Double-sized stacked doors leading to the alfresco
- Custom size double lock-up garage with internal access (7m x 6.5m)
- Fully fenced 512 m² block

Call Trudy Weaver on 0429 935 125 to book your private inspection.

We live here - we work here - we love here!

Yarrabilba is the perfect 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 start enjoying today, 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.



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Everything you want in life is already within reach at Yarrabilba, with over 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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:

COMUNNITY GROUPS:

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Basketball

Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

SHOPPING:

Coles

Liquor Legends

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

Storage King

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

Vibe Massage and Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals

ACS Legal Solutions

Australian Conveyancing Solutions



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Mortgage Choice

FOOD:

Yarrabilba Coffee Hub

Café 63

That Wrap Place

McDonalds

Dominos

Crisp Pizza

Jimbos Fish and Chip

Golden Lor Chinese Restaurant

Pikoon Thai Restaurant

Yarrabilba Bakery

Rainbow Bakery

EDUCATION:

Yarrabilba State Secondary College

Yarrabilba State Primary school

St Clare's Catholic Primary school

San Damiano College

Sparrow Childcare Centre

Harmony Childcare Centre

Grand Kids Early Learning Centre

HEALTH AND FITNESS:

My Health South-East Skin and Medical

Yarrabilba Dental

Bilby Dental

Terry White Chemist

QML

Absolute Physio and Rehab

Kids Therapy Club

Yarra MMA

Live Fit Yarrabilba

Anytime Fitness

Snap Fitness

ESN Supplements

Little Snappers Swim School

PARKS AND RECREATION:

Plunkett Conservation Park

Wickham National Park including Wickham Peak Lookout

Jinnung Jalli Native Trail Gossan Circuit

Shaw Street Oval sporting fields, tennis, and netball courts

Current Parks with more to come:

Darlington Park with water play area

Buxton Park

Greenstone Park

Fox Park



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- Daybreak Park
- Sandstone Park
- Public gym equipment
- 2 fenced Dog parks

Disclaimer:

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More About this Property

Property ID	1YHQHGS
Property Type	House
Land Area	512 m²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Floorboards Built-in-Robes Fully Fenced Remote Garage

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

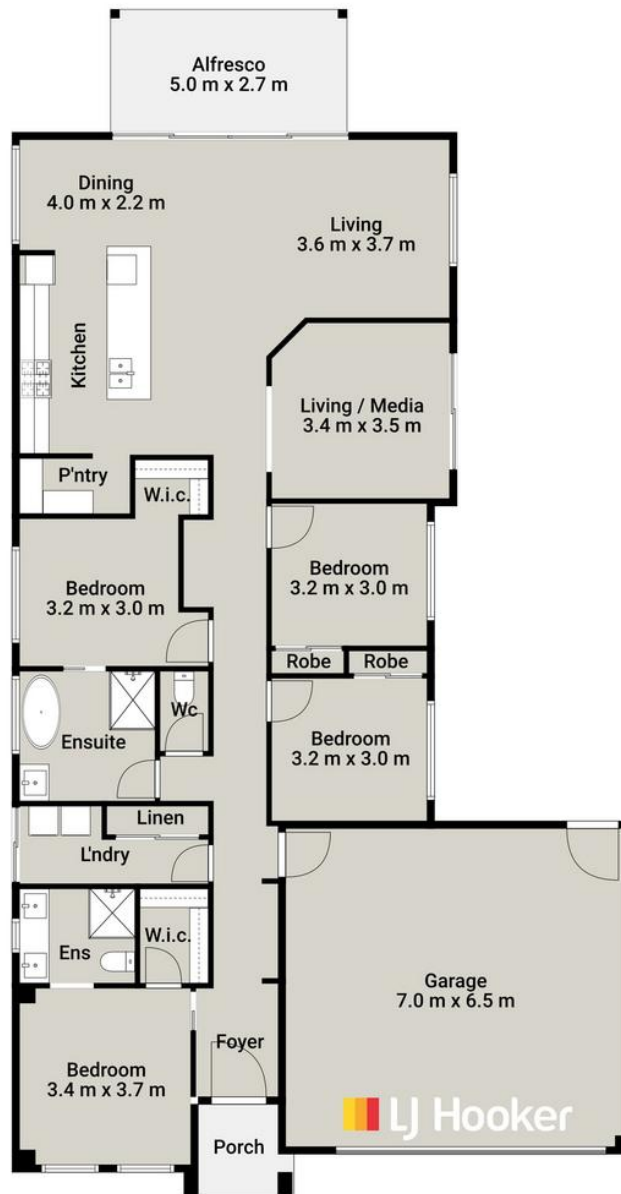
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37 CARNARVON ST, YARRABILBA



THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE
POTENTIAL BUYERS SHOULD CONDUCT FURTHER RESEARCH. BEFORE PROCEEDING
BEYATI MEDIA

INTERNAL	162m ²
EXTERNAL	63m ²
TOTAL	225m ²



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