







37 Orb Street, Yarrabilba

MOVE IN READY! Your New Home Awaits - Walk to Shops!

Vacant and ready for you to make this home yours today! Tidy, low maintenance and designed for easy everyday living, this 4 bedroom home presents an excellent value for owner-occupiers and investors alike.

Positioned on a fully fenced 313m2 block at the front of Yarrabilba, the home is conveniently located within walking distance to transport, shops and amenities, and offers everything you need for comfortable, practical living.

Featuring four bedrooms, two bathrooms, a spacious open-plan living area and double garage, this is a straightforward, well-presented home that ticks all the must haves.

Property features you'll enjoy:

- Four bedrooms with built-in robes and ceiling fans
- Master bedroom complete with air-conditioning, walk in robe, ceiling fan and ensuite
- Well-appointed kitchen offering an abundance of bench and cupboard space, microwave nook, electric cooking and dishwasher

4 2 2

FOR SALE
Offers Over $699,000

VIEW
By Appointment

AGENTS

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AGENCY

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

- Spacious, light-filled open-plan living and dining area with split-system air-conditioning and two ceiling fans for year-round comfort
- Main bathroom with separate toilet
- Internal laundry with direct access to the clothesline
- Security screens throughout
- Double remote control garage with internal access
- Fully fenced, low maintenance yard

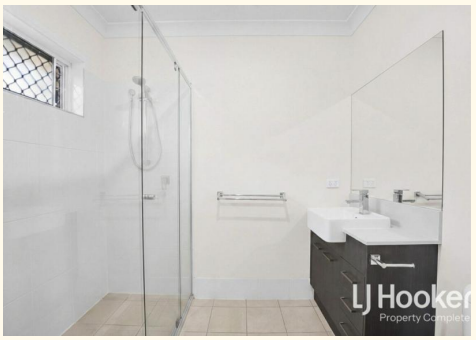
Affordable, practical and easy to maintain, this home offers all the essentials without the unnecessary upkeep. Whether you're looking to secure your own place in Yarrabilba or dd a solid property to your investment portfolio, 37 Orb Street is well worth your inspection.

Yarrabilba is a thriving master-planned community ideally positioned between Brisbane and the Gold Coast, offering a relaxed suburban lifestyle with excellent access to nature, amenities and future growth. Today the area features multiple schools, childcare centres, parks and recreational spaces, local shops, health services and regular community events that bring neighbours together.

What makes Yarrabilba truly exciting is what's still to come - a major town centre with expanded retail, cafés and employment opportunities, an extensive network of walking and cycling paths, and vibrant community facilities designed to enhance connection and lifestyle. A fully integrated, family-focused and future-ready community - Yarrabilba is growing. Come be part of it all.

Disclaimer:
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MORE DETAILS

Property ID	21SAHGS
Property Type	House
House Size	155 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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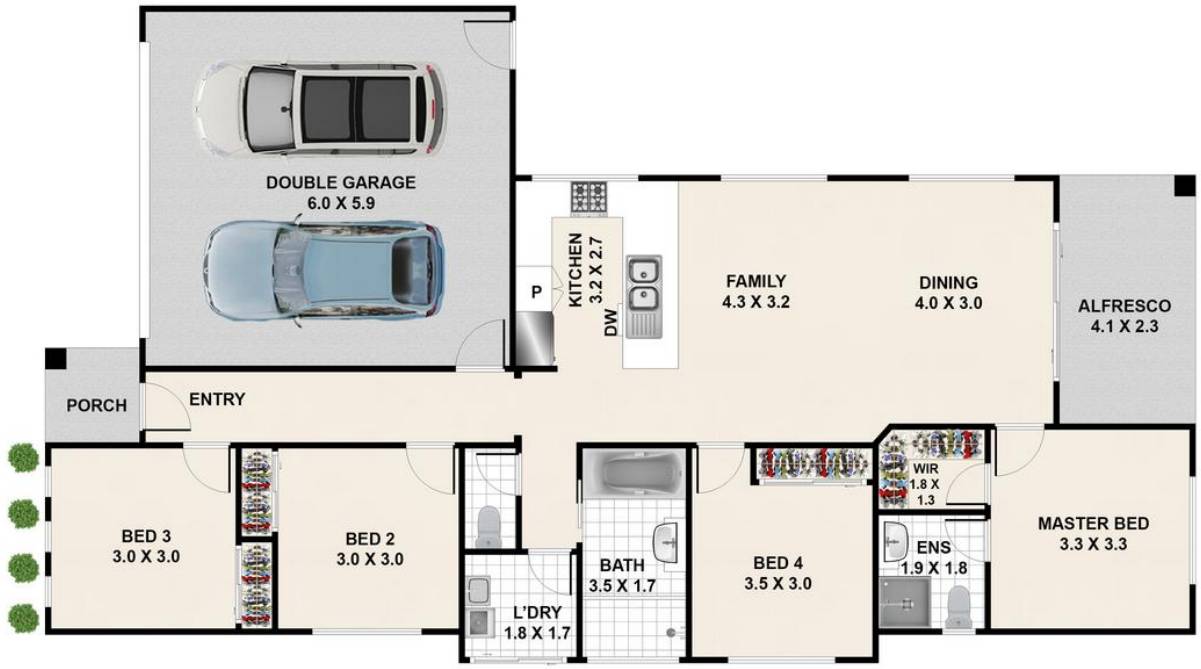
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4 | 2 | 2 | 155 Sqm |

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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