











37 Seawest Street, Yarrabilba

# Big 672m2 Block - With Private Yard overlooking Greenspace!

Whether you're searching for your first home, your next family home, or a smart investment opportunity, this impressive property is one you won't want to miss.

Designed with both space and functionality in mind, this sprawling floorplan offers multiple living zones to suit the modern family. At its heart is the light-filled open-plan kitchen, living and dining area, complemented by a separate media room and a private study nook tucked away at the rear of the home - perfect for working from home or providing a quiet space to study.

Backing directly onto the Rail Trail, you'll enjoy a peaceful, tranquil outlook while still having all the conveniences of modern living. With ample off-street parking and a generous 672m² block, there's plenty of room for vehicles, trailers or guests.

The well-appointed kitchen is an entertainer's dream, featuring a 900mm freestanding gas cooker, large walk-in pantry and an abundance of bench and storage space. Sliding doors seamlessly connect the indoor living to the expansive covered alfresco, creating the perfect setting for weekend barbecues, family gatherings or simply

4 2 2

**FOR SALE**
Contact Agent

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**AGENCY**

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Interested parties must rely solely on their own enquiries.

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relaxing while the kids and pets enjoy the spacious backyard.

Accommodation includes four generous bedrooms, all complete with mirrored built-in robes, while the privately positioned master suite boasts a walk-in robe and its own ensuite, creating the perfect parents' retreat.

Key Features:
- Master bedroom with walk in robe, air-conditioning and ensuite
- 3 additional bedrooms with mirrored built in robes
- Main bathroom with sperate bath and separate toilet
- Separate study nook
- Additional family room
- Large open plan air conditioned living, dining and kitchen
- Kitchen with 900mm freestanding gas cooker and large walk in pantry
- Large undercover outdoor entertaining patio
- Internal separate laundry
- Double lock up garage with storage cupboards

Offering the ideal balance of space, comfort and lifestyle in a peaceful setting, this home truly is a little slice of heaven.

Beyond the home itself, you'll be investing in one of South East Queensland's fastest-growing master-planned communities. Yarrabilba continues to thrive with an ever-expanding range of schools, parks, shopping, cafés, sporting facilities and everyday conveniences, while remaining within easy reach of both Brisbane and the Gold Coast. With ongoing infrastructure and future development continuing to enhance the area, now is an excellent time to secure your place in a suburb with a bright future. Whether you're looking to move in, invest or grow with the community, Yarrabilba offers an outstanding lifestyle and long-term potential.

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.

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## MORE DETAILS

| | |
|---|---|
| Property ID | 21M5HGS |
| Property Type | House |
| House Size | 245 m2 |
| Land Area | 672 m2 |
| Including | Ensuite |
| | Study |
| | Air Conditioning |
| | Toilets (2) |
| | Dishwasher |
| | Outdoor Entertaining |
| | Built-in-Robes |
| | Secure Parking |
| | Fully Fenced |
| | Remote Garage |







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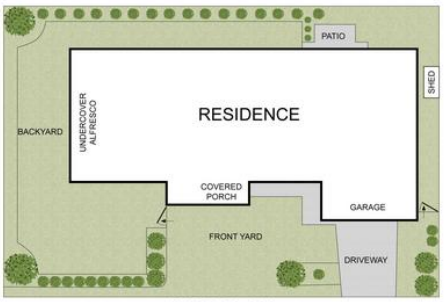
4 | 2 | 2 | 245 Sqm |

Total approx area includes outside covered areas




SITE PLAN




GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 aany error, omission, miss-statement or use of data shown

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