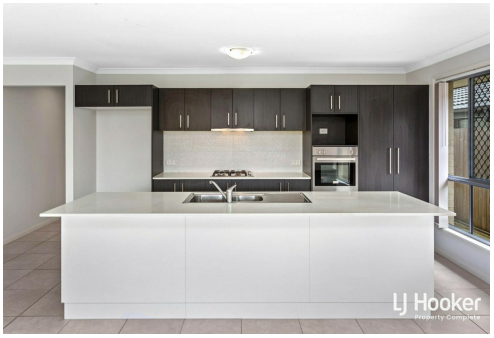








Yarrabilba, 37 Sepia Street

Charming 4-Bedroom Home in the heart of Yarrabilba

Discover the perfect blend of comfort and convenience in this charming 4-bedroom home located on Sepia Street, Yarrabilba. Built in 2017, this well-maintained residence offers a spacious layout, ideal for families looking for a place to call home. The property boasts two modern bathrooms and a double garage, providing ample space for everyone.

Situated close to essential amenities including schools, shops, and public transport. Families will appreciate the proximity to the local primary and secondary schools, making school runs a breeze. The landscaped gardens and fully fenced yard offer a safe and pleasant environment for children to play.

Enjoy the best of both indoor and outdoor living with an undercover entertainment area perfect for gatherings. The home features ducted heating and cooling, ensuring year-round comfort. Don't miss out on this affordable opportunity to secure a beautiful home in a growing community. Contact us today to arrange a viewing!

4 2 2

For Sale
Offers over $699,000

View
ljhooker.com.au/1YJEHGS

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

LJ Hooker

LJ Hooker Property Complete
1300 360 388

Disclaimer: 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.

Property Features Include:
- 4 Bedrooms with built in robes
- Master bedroom features walk in robes and ensuite
- Beautiful kitchen with Island bench and ample storage
- Gas Cooktop
- Ceiling Fans
- Separate media room
- Ducted air conditioning
- Uncovered outdoor patio
- Double lock up garage
- 400m2 Land Size

This property currently has a tenant in place until February 2025. Currently weekly rental return is $570 per week.

Call Trudy Weaver 0429 935 125 for more information on this property.

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.

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

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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
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

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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
Daybreak Park
Sandstone Park
Public gym equipment
2 fenced Dog parks

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.

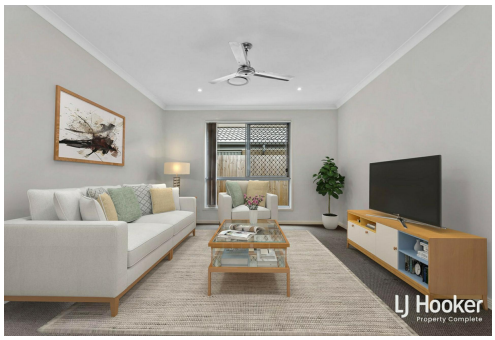
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More About this Property

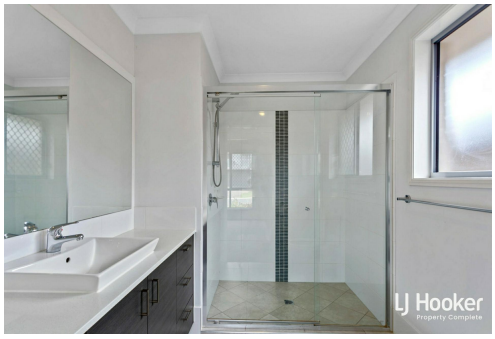
Property ID	1YJEHGS
Property Type	House
House Size	190 m²
Land Area	400 m²
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced

Trudy Weaver 0429 935 125
Sales Consultant | tweaver@ljhcomplete.com.au

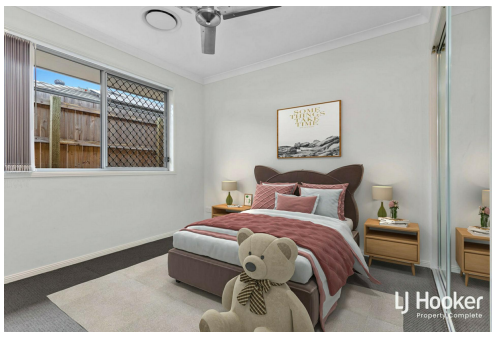
LJ Hooker Property Complete 1300 360 388
Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au











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Approx Sqm

Inside Areas - 170 Sqm
Outside Areas - 20 Sqm
The Total Areas - 190 Sqm

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37 Sepia Street, Yarrabilba

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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