

## Yarrabilba, 38 Orb Street

Home Must Sell - Make an Offer Today! Available to move into now.

Situated on a 403m<sup>2</sup> block this large family home is ready to move into now. Don't miss out on moving into your new home before Christmas.

Featuring a large living and dining area with high raked ceilings, this home is the perfect blend of comfort and convenience.

This spacious residence offers four bedrooms and two bathrooms, making it ideal for growing families seeking room to thrive. The layout is designed for modern living, with ample space for both relaxation and entertainment.

Features:

- \* Four bedroom, master with walk in robe and ensuite
- \* Media Room with air conditioning



**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.



**For Sale**  
Offers Over \$735,000

**View**  
[ljhooker.com.au/1Z18HGS](http://ljhooker.com.au/1Z18HGS)

**Contact**  
**Trudy Weaver**  
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1300 360 388

- \* Tiled open plan kitchen & dining, opening to the alfresco area.
- \* Ceiling fans throughout.
- \* Electric Oven, electric cook top, dishwasher.
- \* Solar Panels
- \* Double lock up garage

Yarrabilba is a vibrant community known for its family-oriented amenities and friendly neighborhood atmosphere. Enjoy proximity to local parks, walking trails, and a variety of recreational facilities that cater to all ages. With excellent schools like Yarrabilba State School and St. Clare's Catholic Primary School nearby, educational needs are well taken care of. The area is also home to several shopping centers and dining options that make daily errands a breeze.

Don't miss this opportunity to secure a home in one of Yarrabilba's most sought-after areas. Whether you're looking to settle down or invest in a growing community, this property is a fantastic choice. Act now and make this house your new home!

Yarrabilba is great 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 grow your business, 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 12,600 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 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:

#### COMMUNITY GROUPS:

Yarrabilba Cricket Association  
 Yarrabilba Touch Association  
 Yarrabilba Basketball  
 Yarrabilba Community Association/Yarrabilba Connect  
 5FOLD Op Shop

#### SHOPPING:

Coles  
 McGuire's Cellars  
 Just Crazy Bargains  
 Cignall Tobacconist, Lottery, Newsagent and Vape store  
 Yarramart Vape and Tobacco



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#### GENERAL SERVICES:

x2 Ampol Service Stations  
Yarrabilba Vet Clinic  
Excel Laundromat  
Bridgestone Tyres and Auto  
Auto Masters  
Ultratune  
Storage King  
Kennards Self Storage  
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  
Koco Hair Studio  
Beauty by Savi  
Envy Aesthetic Ink & Beauty  
Vibe Massage and Aesthetics  
Meridian Aesthetics

#### PROFESSIONAL SERVICES:

ITP Income Tax Professionals  
ACS Legal Solutions  
Australian Conveyancing Solutions  
Mortgage Choice

#### FOOD:

Yarrabilba Hotel  
Yarrabilba Coffee Hub  
Café 63  
That Wrap Place  
McDonalds  
Red Rooster  
Dominos  
Crisp Pizza  
Jimbos Fish and Chip  
Golden Lor Chinese Restaurant  
Sushi Paradise  
Guru —Fine Indian Cuisine  
Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery



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## More About this Property

<b>Property ID</b>	1Z18HGS
<b>Property Type</b>	House
<b>House Size</b>	203 m2
<b>Land Area</b>	403 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Courtyard Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Solar Panels Liveability

**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

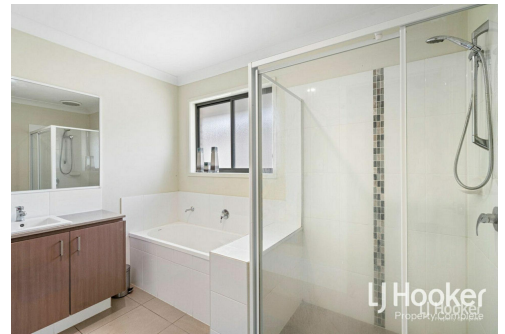
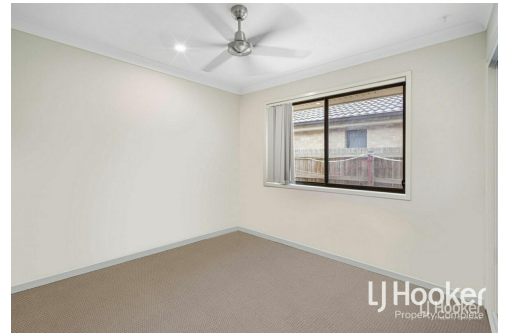
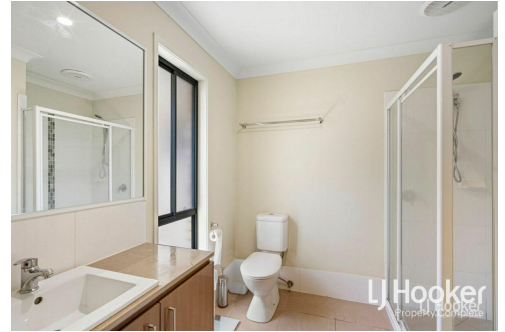
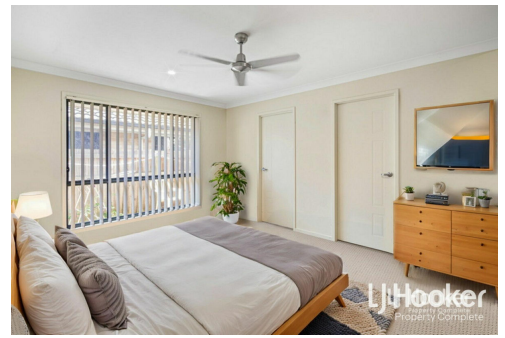
**Adam Sargeant 0407 739 919**

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4 | 2 | 2 | 204m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



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