



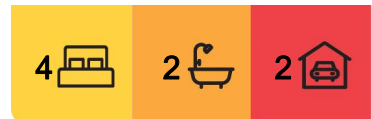
## Yarrabilba, 4 Verdi Street

WONDERFUL FAMILY HOME AND READY NOW – LARGE  
641 M2 BLOCK

Situated in a serene and quiet street, this charming 4-bedroom home with an expansive yard is ideal for families or investors. Upon entering, you'll immediately notice the roomy interiors and the flood of natural light that bathes the open-plan living spaces.

The living room, designed for both entertaining and unwinding, boasts large windows offering abundant natural light. Adjacent to the living room is the dining area which creates a seamless connection. The kitchen is the centre piece of the home and offers ample counter space and stone benchtops.

Each bedroom is carpeted, built-in wardrobes, and generous windows, ensuring



**For Sale**

SOLD BY TRUDY WEAVER

**View**

[ljhooker.com.au/1XWEHGS](http://ljhooker.com.au/1XWEHGS)

**Contact**

**Trudy Weaver**

0429 935 125

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

**Ted Ferisa**

0417 402 682

[tferisa@ljhcomplete.com.au](mailto:tferisa@ljhcomplete.com.au)



**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.

**LJ Hooker Property Complete**  
**1300 360 388**

a bright and airy atmosphere. The master bedroom includes an ensuite bathroom with a walk-in shower, vanity, toilet, and a sizable walk-in wardrobe.

Step into the outdoor uncovered area and enjoy the elevated location which captures amazing views. The large yard provides ample space for children and pets to play.

Whether entertaining guests or enjoying quality time, this outdoor space is an extension of the home's family friendly design.

#### 4 Verdi Street Features:

- 641m<sup>2</sup> Block Size
- The house features four bedrooms with built-in wardrobes and ceiling fans.
- The main bedroom has an ensuite and walk-in wardrobe
- The kitchen is equipped with an electric cooktop, a dishwasher, and plenty of bench and cupboard space.
- The living area is an open-plan space that includes the kitchen, dining, and living rooms, all tiled for a seamless look.
- The property boasts a lovely outdoor entertaining area and picturesque views.
- The large backyard is fully fenced, making it a safe and enjoyable space for the entire family to use.

The location of the property is ideal, with easy access to shops, schools, and public transport, making it convenient and practical for families.

This beautiful 4-bedroom house with a large yard in a quiet street is an ideal family home that combines style, comfort, and practicality. Don't miss out on the opportunity to make this stunning house your new home.

Contact Ted Ferisa on 0417 402 682 or Trudy Weaver on 0429 935 125 for more information on this great home. Private inspections are available to inspect 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



**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.

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

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

Mortgage Choice

FOOD:

Yarrabilba Coffee Hub

Café 63



**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.

That Wrap Place  
McDonalds  
Dominos  
Crisp Pizza  
Jimbo's 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  
Jinning 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



**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.



It's time to call this growing community home!

**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.

## More About this Property

<b>Property ID</b>	1XWEHGS
<b>Property Type</b>	House
<b>House Size</b>	159 m <sup>2</sup>
<b>Land Area</b>	641 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Trudy Weaver 0429 935 125**

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

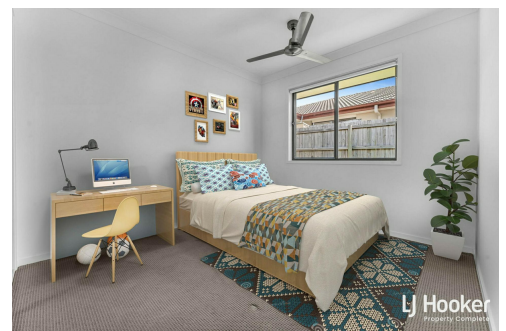
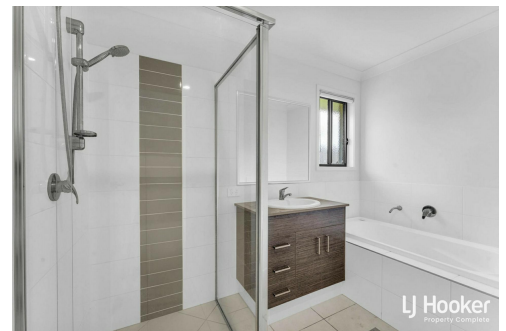
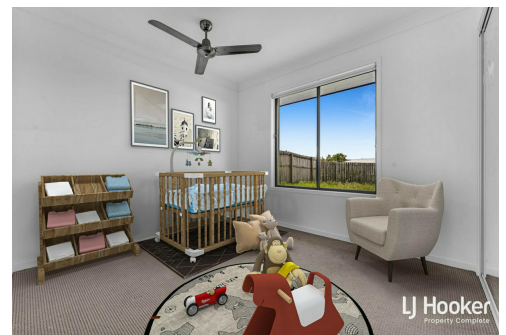
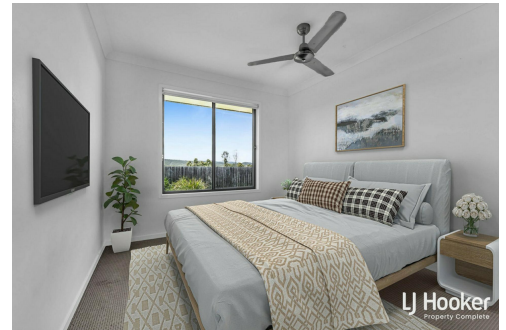
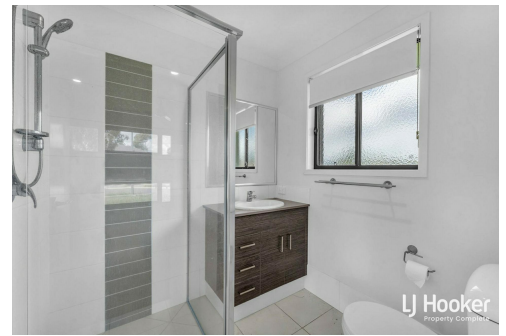
**Ted Ferisa 0417 402 682**

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

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



**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.

4 Verdi Street, Yarrabilba



4 | 2 | 2 | 159 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



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.