



Yarrabilba, 40 Verdi Street

AUCTION! 4 Bedroom Home on 400m2 block!!

Auction Location: Yarrabilba Hotel 1 - 7 Waldron Street, Yarrabilba

Auction Date: Thursday 18th July 2024

Time: 5.30pm

Location: Yarrabilba Hotel 1 - 7 Waldron St, Yarrabilba

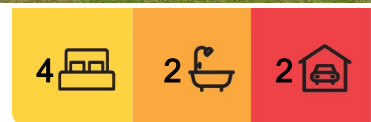
Click the link to register to bid: <https://buy.realtair.com/properties/132671>

Welcome to 40 Verdi Street, Yarrabilba —where comfort, convenience, and space converge to offer you the perfect family living experience! This is a great opportunity for first home buyers, those looking to downsize or investors looking for an ideal investment. This property is currently tenanted until the 6th November 2024.

Key Features:



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
AUCTION!

View
[ljhooker.com.au/1YFHHGS](https://ljhooke.com.au/1YFHHGS)

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

LJ Hooker Property Complete
1300 360 388

- 2016 Build
- 4 spacious bedrooms with built in robes and ceiling fans.
- Open plan living design with lounge, dining, and kitchen.
- A well-appointed kitchen with pantry and ample storage.
- Double garage providing secure parking for your vehicles and additional storage space.
- Situated on a generous block, offering the potential for a future pool or plenty of room for kids to play and enjoy.
- Prime location on Verdi Street, offering easy access to local amenities, including shops, schools, and the convenience of an express bus service within walking distance.

Step outside to discover a great sized backyard, perfect for outdoor entertaining! With the potential for a pool or simply a vast expanse for kids to play, the possibilities are endless.

Location Highlights:

Nestled in the heart of Yarrabilba, Verdi Street boasts a desirable locale, providing the perfect blend of peacefulness and accessibility. Enjoy the convenience of strolling to local shops for your daily essentials or hopping on the express bus service for stress-free commuting.

Don't Miss Out!

Embrace the opportunity to secure your family's future in this delightful home, where every comfort and convenience is at your doorstep. Whether you're a growing family, a savvy investor, or seeking your dream home, 40 Verdi Street awaits your inspection.

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:

COMMUNITY GROUPS:

- Yarrabilba Cricket Association
- Yarrabilba Touch Association
- Yarrabilba Basketball



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.

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

That Wrap Place

McDonalds

Dominos

Crisp Pizza

Jimbos Fish and Chip

Golden Lor Chinese Restaurant

Pikoon Thai Restaurant

Yarrabilba Bakery



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.

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
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

It's time to call this growing community home!<https://buy.realtair.com/properties/132671>

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.



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.

More About this Property

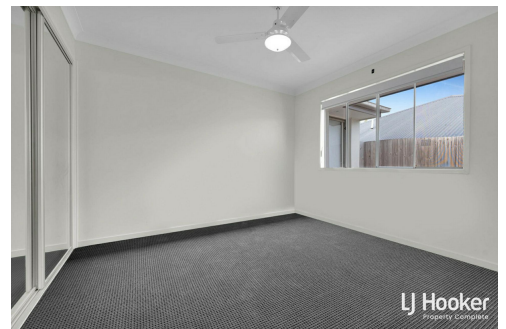
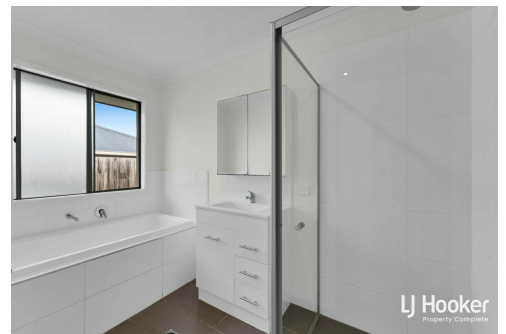
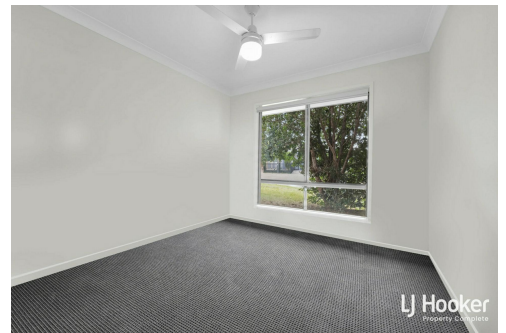
Property ID	1YFHHGS
Property Type	House
House Size	167 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Remote Garage

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



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.

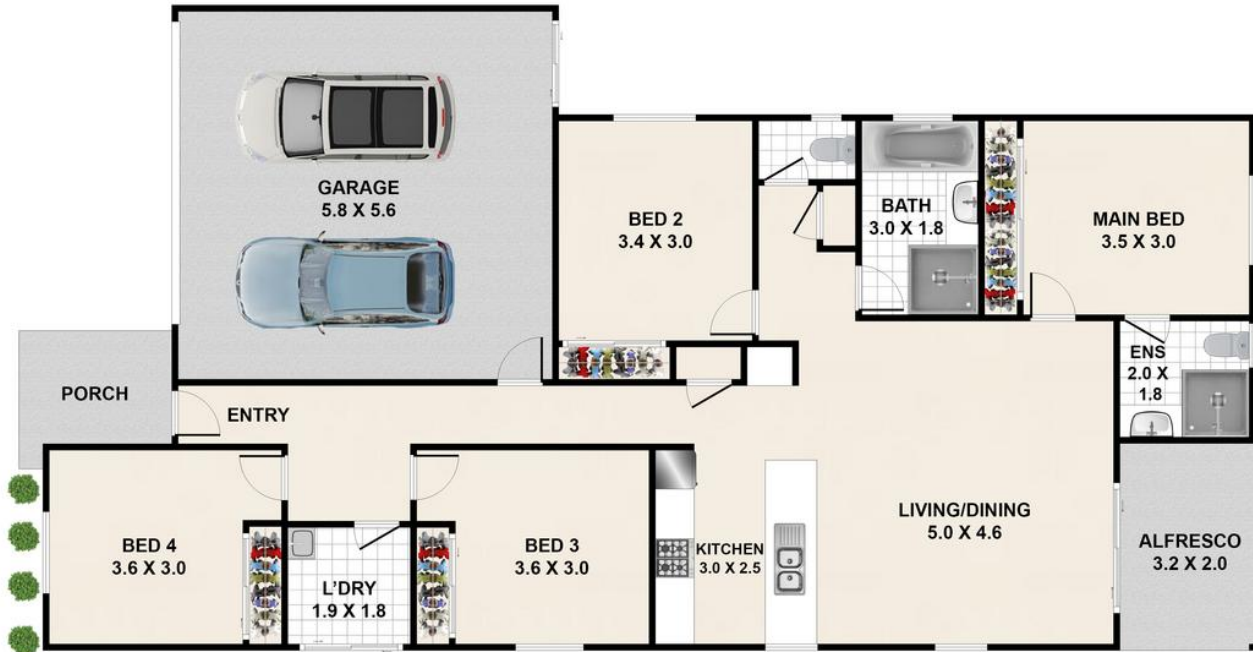
**LJ Hooker Property Complete
1300 360 388**

40 Verdi Street, Yarrabilba



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



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.