



Yarrabilba, 47 Huggins Avenue

Fantastic Family Home on 480m2 Block opposite parklands

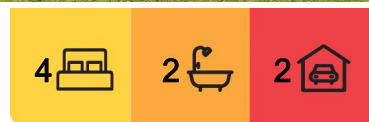
Nestled in the heart of Yarrabilba, this delightful family home offers the perfect blend of comfort and convenience. With four spacious bedrooms and two well-appointed bathrooms, it caters to the needs of a growing family. Built in 2014, the property boasts a contemporary design that includes a media room, walk-in robes, and a remote garage with internal access. The fully fenced yard ensures a safe play area for children, the patio is the full length of the home and there is a garden shed with water and power.

Property Features:

- 4 Bedrooms with ceiling fans and built in robes
- 2 Bathrooms
- Double lock up garage with access to the backyard and internal access
- Large open plan family living
- Separate Media Room



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
Contact Agent

View
ljhooker.com.au/1Z7THGS

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1300 360 388

- Solar Panels (18 panels)
- Ceiling Fans
- 2 x split system air conditioners
- Security Screens
- Large undercover patio
- Garden Shed with power and water
- Car Cover Awing
- 480m2 Land Size
- 2014 Build

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

GENERAL SERVICES:

- x2 Ampol Service Stations
- Yarrabilba Vet Clinic
- Excel Laundromat
- Bridgestone Tyres and Auto
- Auto Masters
- Ultratune



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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

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	1Z7THGS
Property Type	House
House Size	225 m ²
Land Area	480 m ²
Including	Ensuite Air Conditioning Dishwasher Built-in-Robes Fully Fenced Remote Garage Liveability

Trudy Weaver 0429 935 125

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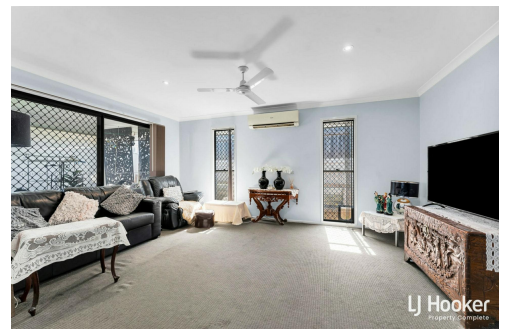
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47 Huggins Avenue, Yarrabilba



4 | 2 | 2 | 218 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



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