

Yarrabilba, 5 Follett Street

The Perfect Place to Start! Charming 3 Bedroom Home

Discover this beautifully presented 3-bedroom home with a bonus study area, offering style, comfort, and practicality. Situated on a well maintained 320m² block, this home is perfect for families, first-time buyers, or savvy investors looking for a property in a highly sought-after location.

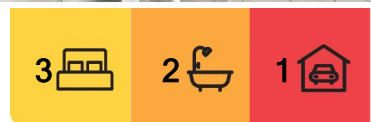
Step inside this charming home and you will be impressed with the outstanding presentation and size of this property. With a large modern family kitchen and open plan living, this home will truly surprise! Featuring a beautiful backyard, perfect for kids to play and upgraded with 6.6kw solar, your family will love to call this house their home.

Key Features

- 3 Bedrooms: Generously sized bedrooms with ample natural light.
- All bedrooms have built In robes and designer black ceiling fans.
- Master bedroom is a great size and has a large walk-in robe & ensuite.



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 \$669,000

View
ljhooker.com.au/1Z6KHGS

Contact
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- Two beautifully appointed bathrooms including ensuite in the master.
- Spacious lounge and dining area.
- Modern kitchen is superbly appointed with stainless steel appliances, dishwasher and lots of storage.
- Stone benchtops.
- Internal Laundry with sliding door access to outside.
- Freshly Painted: A crisp, modern feel throughout.
- Climate Control: Stay comfortable year-round with 2 split-system air conditioners.
- Security screens installed to all doors & windows.

Outdoor Living

- Large Backyard: A spacious, secure area ideal for kids and pets to play, with room to entertain or create your dream outdoor retreat.
- Fully fenced.

Modern Amenities

- 6.6kW Solar System: Energy-efficient living for reduced electricity bills.
- Security Features: 2 security cameras for peace of mind.
- Single Remote Garage: Convenient and secure vehicle storage.

Rental Appraisal \$565 - \$580 per week.

This low-maintenance property offers the perfect balance of indoor and outdoor living, with all the conveniences of modern life. Located in the heart of Yarrabilba, you'll enjoy easy access to local schools, parks, shops, and public transport.

Ready to move in and make it your own!

Contact Trudy Weaver on 0429 935 125 to arrange a viewing or learn more about this delightful property. Don't wait —this gem won't last long!

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:



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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
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



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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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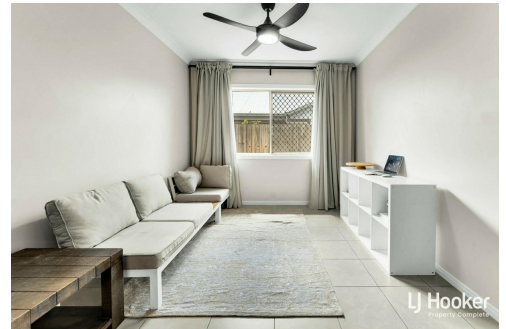
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More About this Property

Property ID	1Z6KHGS
Property Type	House
House Size	159 m ²
Land Area	320 m ²
Including	Ensuite Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes

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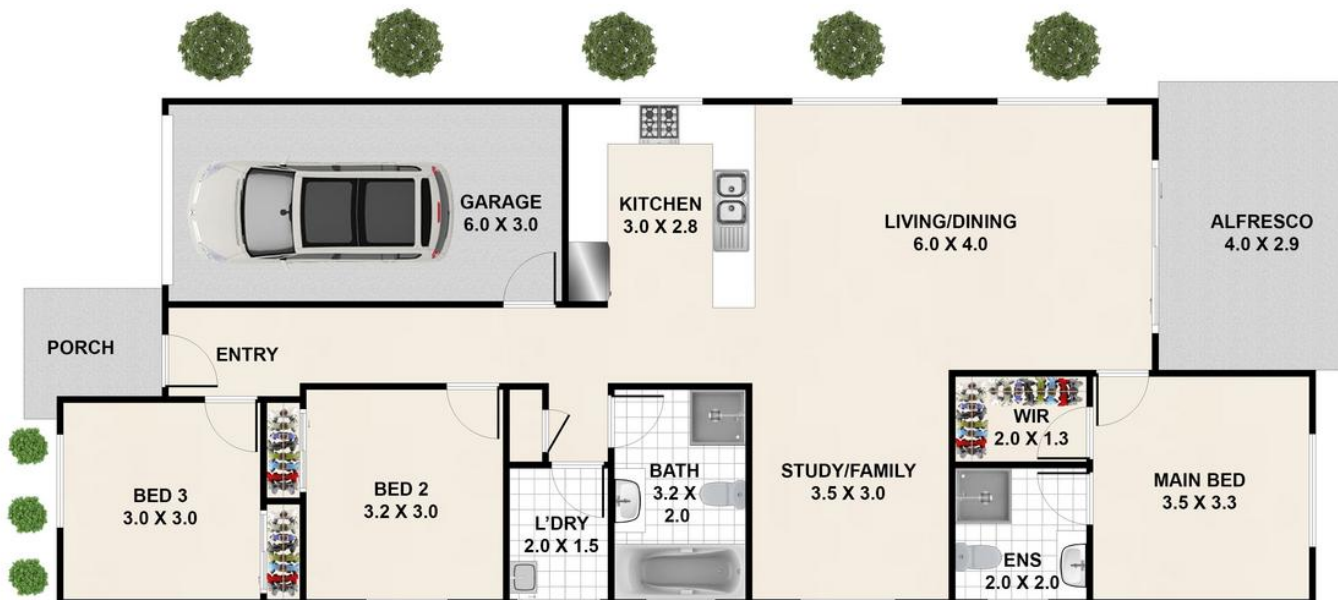
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5 Follett Street, Yarrabilba



3 | 2 | 1 | 142 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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