

Yarrabilba, 5 Tregole Street

The Prefect Place to Start!

Perfectly positioned and beautifully presented, 5 Tregole Street, Yarrabilba offers low-maintenance living with all the modern comforts. This property is ideal for first home buyers, downsizers, or savvy investors.

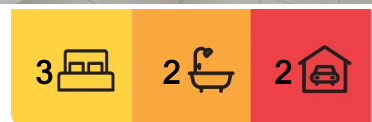
This stylish 3 bedroom, 2 bathroom home is set on a 331m² block, giving you more time to enjoy life and less time spent on upkeep. The master bedroom comes complete with its own ensuite, while the other two bedrooms are generously sized and serviced by a modern family bathroom.

The open-plan kitchen, living, and dining area creates a light-filled central hub that's perfect for relaxing or entertaining. With a modern kitchen featuring quality appliances and plenty of storage, cooking will be a breeze.

Property 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
Offers Over \$699,000

View
ljhooker.com.au/1ZW0HGS

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LJ Hooker Property Complete
1300 360 388

- 3 bedrooms, master with ensuite
- 2 modern bathrooms
- Open-plan kitchen, living & dining
- Contemporary kitchen with quality finishes
- Double lock-up garage with internal access
- Low-maintenance 331m2 land size

Currently tenanted until 01/08/2025 at \$540.00 per week

Ideal as a first home or investment opportunity

Close to Coles, cafes, schools, parks & transport

Enjoy all the convenience of Yarrabilba's growing community, just minutes to essential amenities while nestled in a peaceful, family-friendly street. Whether you're looking to step into the property market or add to your investment portfolio, this home ticks all the right boxes.

Don't miss out - book your inspection today!

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 14,000 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, 5 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



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Silly Solly's

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 & Rescue Station

EMF Fitness & Recovery Yarrabilba

Anytime Fitness

Snap Fitness

Fitstop Yarrabilba

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



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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.

More About this Property

Property ID	1ZW0HGS
Property Type	House
Land Area	331 m2
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

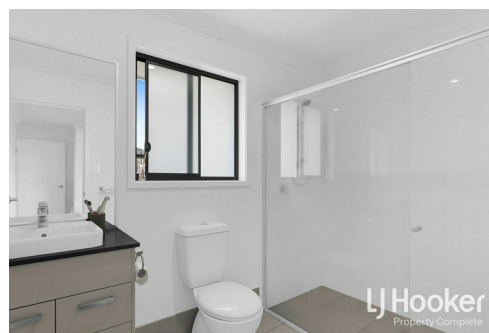
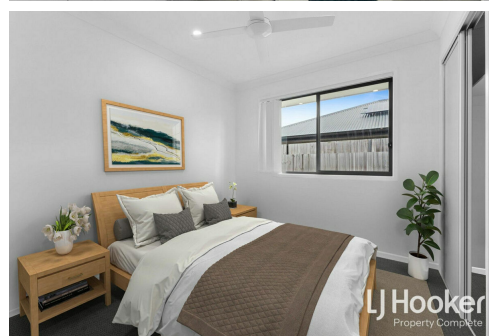
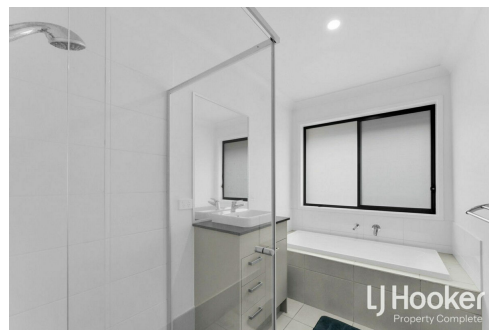
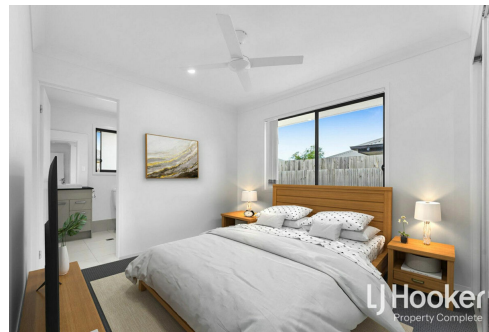
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5 Tregole Street, Yarrabilba



3 | 2 | 2 | 136 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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