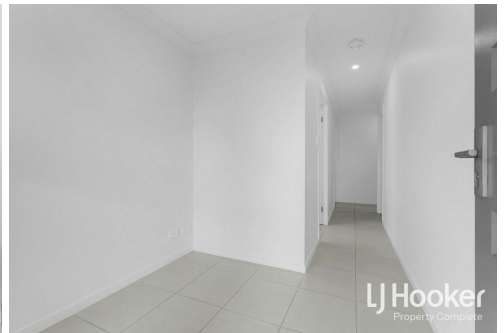




Yarrabilba, 5 Tregole Street

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.

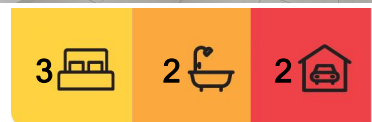
This stylish 3 bedroom, 2 bathroom home is set on a 331m² block, giving you more time to enjoy life and less time spent on upkeep. The master bedroom comes complete with its own ensuite, while the other two bedrooms are generously sized and serviced by a modern family bathroom.

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

Contact
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0429 935 125
tweaver@ljhcomplete.com.au

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- 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

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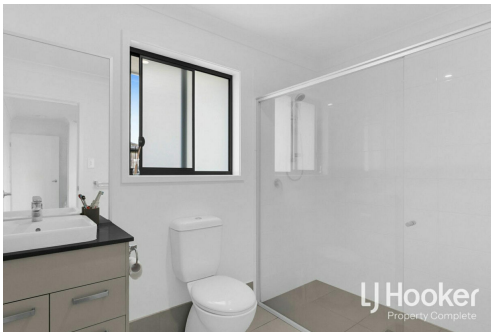
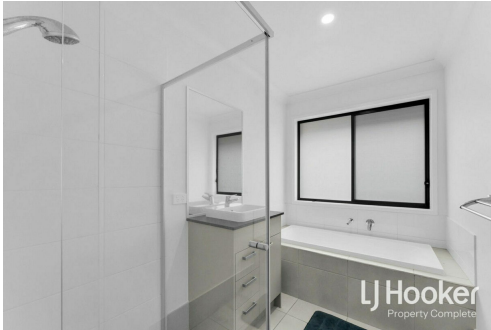
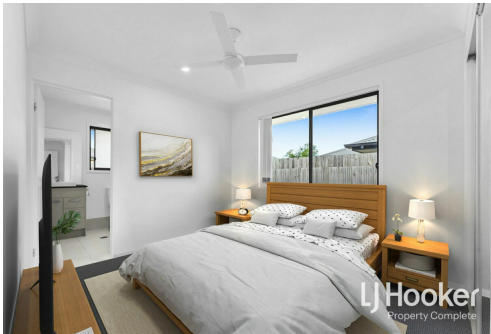
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More About this Property

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

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Trudy Weaver 0429 935 125
Sales Consultant | tweaver@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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