

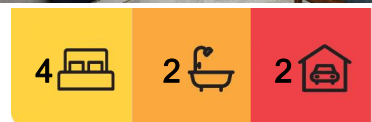
## Yarrabilba, 5 Willow Circuit

Perfect for First Home Buyer!

Nestled in the vibrant Willow Circuit in Yarrabilba, this charming 2019-built house offers exceptional value for families and first-time homebuyers. With 4 bedrooms and 2 separate living spaces there is space for the whole family space and comfort for everyone. The open-

Convenience is at your doorstep with this property, being close to local schools like Yarrabilba State School and St Clare's Catholic Primary School. Shopping and transport options are easily accessible, making daily errands a breeze. The fully fenced yard provides a secure area for children and pets to play, while the double garage with internal access adds to the practicality of this home.

Don't miss out on this fantastic opportunity to secure a modern, affordable home in the growing community of Yarrabilba. Act now to make this delightful property your own!



**For Sale**  
Offers Over \$649,000

**View**  
[ljhooke.com.au/1YU5HGS](https://ljhooke.com.au/1YU5HGS)

**Contact**  
**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)



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**LJ Hooker Property Complete**  
**1300 360 388**

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 12,000 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, 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

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



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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

**EDUCATION:**

Yarrabilba State Secondary College  
Yarrabilba State Primary school  
St Clare's Catholic Primary school  
South Rock State School  
San Damiano College  
Sparrow Childcare Centre  
Harmony Childcare Centre  
Grand Kids Early Learning Centre

**HEALTH AND FITNESS:**

City Cave Yarrabilba  
My Health South-East Skin and Medical  
Radiant Radiology Yarrabilba  
Yarrabilba Dental  
Bilby Dental  
Terry White Chemist



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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!

**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	1YU5HGS
Property Type	House
Land Area	313 m <sup>2</sup>
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

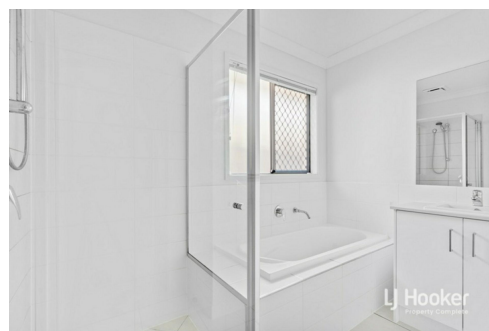
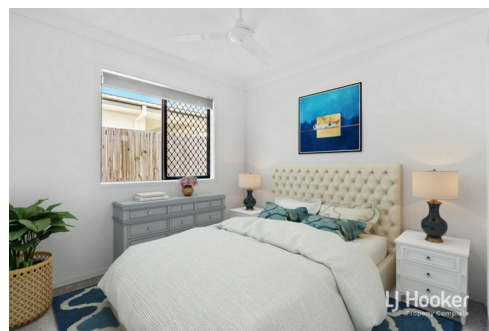
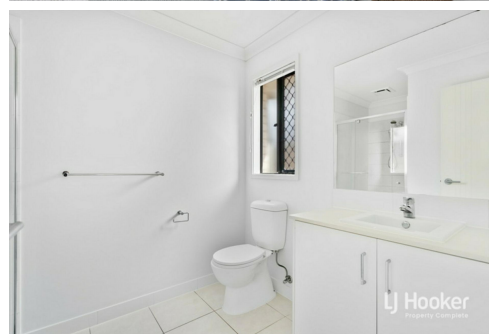
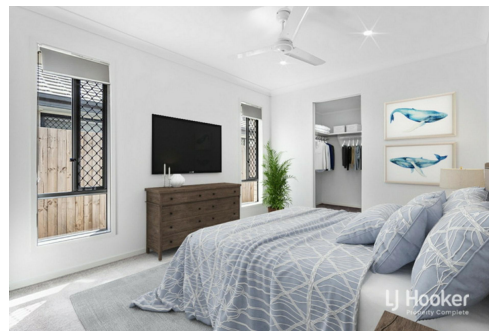
**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)

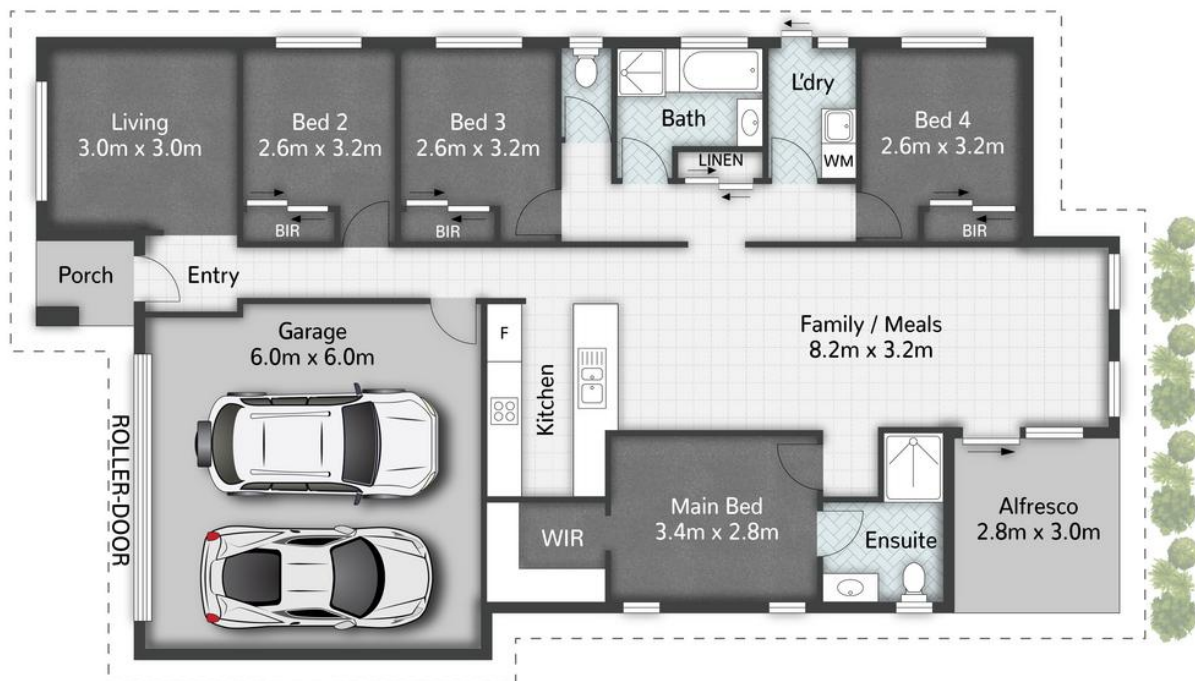


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5 Willow Circuit YARRABILBA

4 | 2 | 2 | 166m<sup>2</sup>

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All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.  
Plans are shown for marketing purposes only.

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