



53 Combs Street, Yarrabilba

## SOLD By Christie Smith

Don't miss out on this fantastic Home - this property packs a lot of punch! If you are an investor, first home buyer, or looking to downsize, you won't want to miss out on this one. With 3 bedrooms and media room that can also be a 4th bedroom if required, this home offers lots of flexibility. The undercover outdoor alfresco area is also a unique feature with loads of potential, this is a great space for outdoor living or utilised for additional storage space. The options are endless.

Perfectly positioned in the heart of Yarrabilba, you can walk directly to a local childcare centre and St. Clare's Catholic Primary School, while being only moments from Coles, cafes, shops and an array of everyday amenities. Convenience simply doesn't get better than this.

Step inside to discover a surprisingly spacious and thoughtfully designed layout, enhanced by high ceilings that create a sense of openness and light. Offering two separate living areas, this floorplan caters beautifully to family living and modern lifestyles.

At the heart of the home is a modern and well-appointed kitchen, boasting stainless steel appliances, gas cooktop, dishwasher and a walk-in pantry with extensive built-in shelving. With a seamless flow to the open-plan living and dining room, entertaining becomes effortless

3 2 1

**FOR SALE**  
Contact Agent

### AGENTS

Christie Smith  
0419 684 184  
csmith@ljhcomplete.com.au

Trudy Weaver  
0429 935 125  
tweaver@ljhcomplete.com.au

### AGENCY

LJ Hooker Property Complete  
1300 360 388

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with direct access to the large outdoor pergola area.

All three bedrooms are fitted with built-in robes and ceiling fans, while the master bedroom has a walk-in robe featuring exceptional built-in storage and a private ensuite. The main bathroom includes a separate bathtub, perfect for families.

Step outside to a fully fenced backyard, complete with a garden shed for extra storage, and enjoy extra peace of mind with security cameras.

Property Highlights:

- Ducted air conditioning throughout
- Security cameras
- Modern kitchen with abundant bench and cupboard space
- Stainless steel appliances, gas cooktop, dishwasher & walk-in pantry
- Open plan living and dining flowing to large outdoor pergola
- Secondary living area, ideal for home office or retreat
- Three bedrooms with built-in robes and ceiling fans
- Master with walk-in robe and ensuite
- Main bathroom includes separate bath tub
- Single remote-control garage with internal and external access
- Internal laundry located within the garage
- Fully fenced backyard with garden shed
- Quality window coverings including plantation shutters

Charming, convenient and cleverly designed —this home caters to a relaxed lifestyle with everything you need right at your doorstep.

Yarrabilba is the perfect 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.

Discover the vibrant lifestyle of Yarrabilba —a thriving, family-friendly community with over 15,000 residents already calling it home. Offering easy access to schools, parks, shopping, and a growing range of local amenities, Yarrabilba perfectly balances convenience and comfort. The community currently features five schools with more planned, five early learning centres, active sporting teams, and 120 km of walking and cycling tracks. Enjoy modern homes, abundant green spaces, and a strong sense of community in a welcoming, connected neighbourhood. Whether you're buying your first home, upgrading, or investing, Yarrabilba presents an exceptional opportunity to secure a home in one of South-East Queensland's most sought-after locations.

Disclaimer:

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## MORE DETAILS

Property ID 20NSHGS  
Property Type House  
House Size 160 m2  
Land Area 278 m2  
Including Study  
Air Conditioning  
Ducted Cooling  
Ducted Heating  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Christie Smith 0419 684 184**

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

**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@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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THE PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. ALL DIMENSIONS ARE APPROXIMATE.  
INTERVALS BETWEEN CURBS AND WALLS ARE NOT SHOWN. SEE SITE FOR POSITIVE.

INTERNAL | 112m<sup>2</sup>  
EXTERNAL | 50m<sup>2</sup>  
TOTAL | 162m<sup>2</sup>