

53 Sienna Circuit, Yarrabilba

## Excellent Family Home With Usable Backyard —Must Be Sold!

Don't miss out on this fantastic opportunity to own this great family home. Excellent tenants in place and centrally located in the heart of Yarrabilba.

Set on a generous 400sqm block, this well-designed home offers the perfect balance of space, comfort and low-maintenance living. With a functional floorplan and a usable backyard, there's room for the kids to play, pets to roam, or for you to simply relax and entertain with ease.

At the heart of the home is a large modern kitchen featuring an electric cooktop, ample cupboard storage and plenty of bench space - ideal for everyday family meals or hosting friends. The open plan living and dining area flows seamlessly to the undercover alfresco, creating the ultimate indoor-outdoor lifestyle. A separate media/living room provides valuable second living space, perfect for movie nights or a quiet retreat.

Designed with families in mind, this spacious four-bedroom home

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.

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### FOR SALE

Urgent Sale Make an Offer

### VIEW

Sat 13th Jun @ 9:45AM - 10:15AM

### 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



includes:

- Master bedroom with walk-in robe and private ensuite
- Three additional bedrooms with built-in robes
- Air-conditioning to the main living area
- Separate media room
- Ceiling fans throughout
- Security Screens throughout
- Internal laundry
- Double remote-control garage

Currently tenanted until the 10/08/26, this home offers both savvy investors who would like to secure a premium property close to all amenities, or home owners looking to secure their forever home.

Positioned in a great part of the Yarrabilba community, you'll enjoy a relaxed lifestyle with parks, walking tracks, schools and kindergartens all within easy reach, plus local amenities just a short drive away.

Whether you're looking to move in and make it your own or secure a smart investment in a growing community, 53 Sienna Circuit is a property that ticks all the boxes.

Call Christie Smith and Trudy Weaver on 0467 419 831 today for more information.

We live here —we work here —we love here.

Yarrabilba is a thriving master-planned community ideally positioned between Brisbane and the Gold Coast, offering a relaxed suburban lifestyle with excellent access to nature, amenities and future growth. Today the area features multiple schools, childcare centres, parks and recreational spaces, local shops, health services and regular community events that bring neighbours together.

What makes Yarrabilba truly exciting is what's still to come - a major town centre with expanded retail, cafés and employment opportunities, an extensive network of walking and cycling paths, and vibrant community facilities designed to enhance connection and lifestyle. A fully integrated, family-focused and future-ready community - Yarrabilba is growing. Come be part of it all.

- \*The images used in this advertisement have been digitally enhanced and edited for marketing purposes and are intended to represent the property as accurately as possible. Prospective buyers are encouraged to undertake their own inspection of the property to satisfy themselves of its condition and features. Unedited photographs are available upon request for interested buyers.\*\*

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 DETAILS

Property ID 2138HGS  
Property Type House  
House Size 180 m2  
Land Area 400 m2  
Including Ensuite  
Air Conditioning  
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)

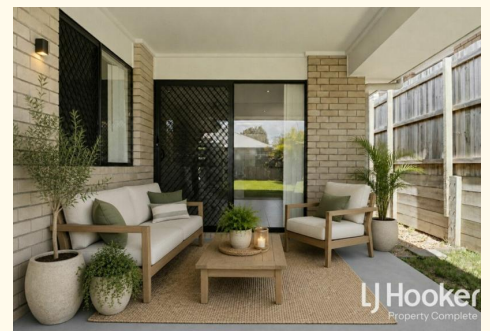
**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

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4 | 2 | 2 | 180 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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