

Yarrabilba, 54 Splendour Circuit

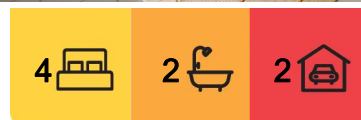
Spacious Family Home with great outlook —Perfect for Modern Living

Discover this inviting 4-bedroom home, perfectly designed for families and set on a generous 400m² block. Positioned on a quiet street, this property offers a peaceful escape, directly opposite acreages with out a beautiful outlook.

This spacious, stylish home is perfect for homeowners ready to enjoy a modern lifestyle right away. Designed for comfort and convenience, it boasts an open-plan living area, generously sized bedrooms, and quality finishes throughout.

For investors, this property is a fantastic long-term investment opportunity, with strong rental potential in a sought-after area.

Features You'll Love:



For Sale

Offers Over \$699,000

View

[ljhooker.com.au/1Z2YHGS](https://l.jhooker.com.au/1Z2YHGS)

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- * Four well-sized bedrooms, each designed for comfort and tranquility.
- * Versatile Study/Media Room: A large additional room that can be tailored as a private study, home office, or a media/entertainment hub.
- * Plenty of outdoor space for gardening, entertaining, or for children and pets to play.
- * Peaceful and private, yet conveniently close to schools, shops, and amenities.
- * Enjoy the best of both worlds: a quiet, nature-filled setting with all the convenience of nearby urban comforts.

Don't miss this perfect opportunity to own your dream family home!

Current Rental: \$540 per week

Rental Appraisal \$600 per week

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 12,600 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



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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
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

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



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time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1Z2YHGS
Property Type	House
House Size	181 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

Christie Smith 0419 684 184

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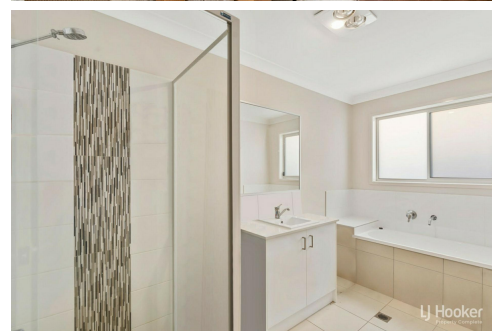
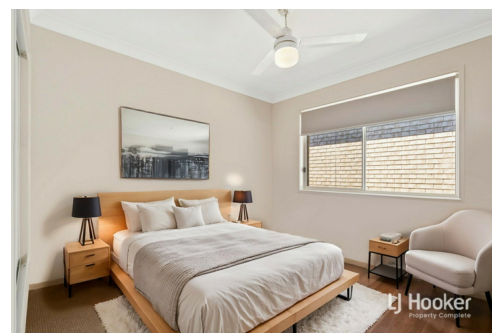
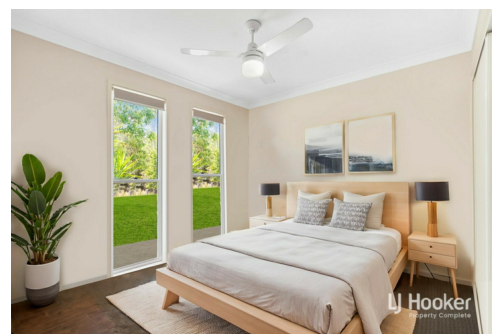
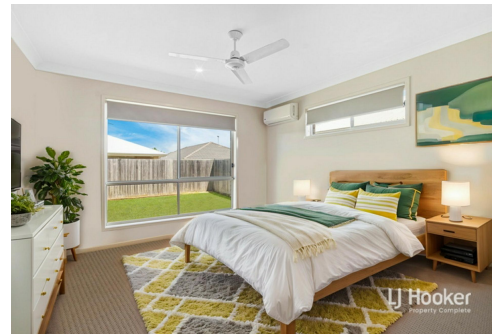
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54 Splendour Circuit YARRABILBA

4 | 2 | 2 | 181m²

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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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