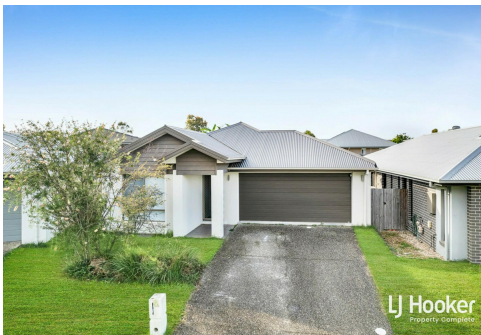




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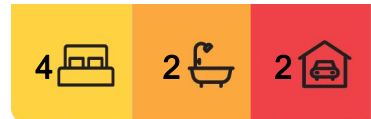
Yarrabilba, 55 Verdi Street

LARGE BLOCK ON A QUIET STREET - IDEAL INVESTMENT

Located in a quiet street, this great 4-bedroom house with a large yard is the perfect family home. Currently rented with great tenants in place this property is perfect for the investor, or someone looking to secure a great home and live in later.

The living room is perfect for entertaining or relaxing, with large windows that allow plenty of natural light. The dining area is adjacent to the living room, creating a seamless flow between the two areas. The kitchen has a modern design that features stainless steel appliances, ample counter space, and plenty of storage.

The property has 4 bedrooms with built-in wardrobes, and large windows that provide plenty of natural light. The master bedroom has an ensuite bathroom with a walk-in ensuite.



For Sale
Offers Over \$649,000

View
ljhooker.com.au/1YEJHGS

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



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1300 360 388

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The outdoor area is perfect for relaxation and entertaining, with a large yard that provides ample space for kids and pets to run around and play. The covered patio area is ideal for hosting outdoor gatherings and barbecues, making it the perfect place to entertain guests or spend quality time with family and friends.

55 Verdi Street Features:

- The house features four generously sized bedrooms equipped with built-in wardrobes and ceiling fans.
- The main bedroom comes with a private ensuite, walk-in wardrobe, and Split-system Air-conditioning.
- The kitchen is equipped with an electric cooktop, a dishwasher, and plenty of cupboard space.
- The living area is an open-plan space that includes the kitchen, dining, and living rooms, all tiled for a seamless look.
- The property boasts a lovely patio, perfect for outdoor entertaining.
- The large backyard is fully fenced, making it a safe and enjoyable space for the entire family to use.

The location of the property is ideal, with easy access to shops, schools, and public transport, making it convenient and practical for families.

Don't miss out on the opportunity to own this fantastic property in Yarrabilba.

Contact Trudy Weaver on 0429 935 125 for more information on this great home.

We live here - we work here - we love here!

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.

A new generation community ready for you to start enjoying today, 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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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:

COMUNNITY GROUPS:

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Basketball



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Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

SHOPPING:

Coles

Liquor Legends

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

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

Vibe Massage and Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals

ACS Legal Solutions

Australian Conveyancing Solutions

Mortgage Choice

FOOD:

Yarrabilba Coffee Hub

Café 63

That Wrap Place

McDonalds

Dominos

Crisp Pizza

Jimbos Fish and Chip

Golden Lor Chinese Restaurant

Pikoon Thai Restaurant

Yarrabilba Bakery



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Rainbow Bakery

EDUCATION:

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

HEALTH AND FITNESS:

My Health South-East Skin and Medical
Yarrabilba Dental
Bilby Dental
Terry White Chemist
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

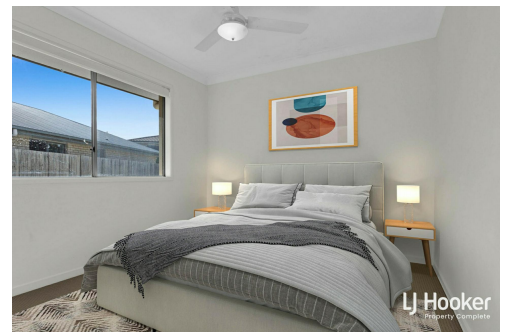
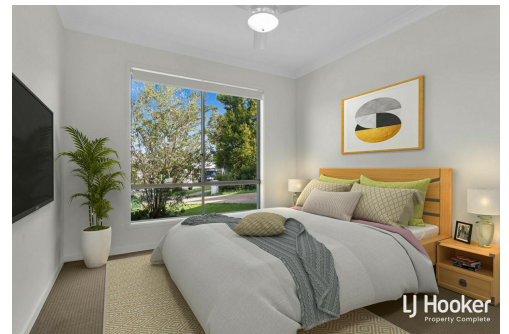
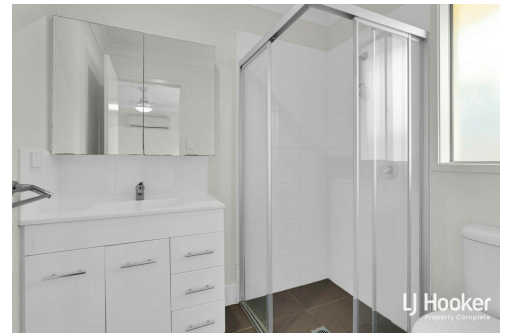
Property ID	1YEJHGS
Property Type	House
Land Area	522 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



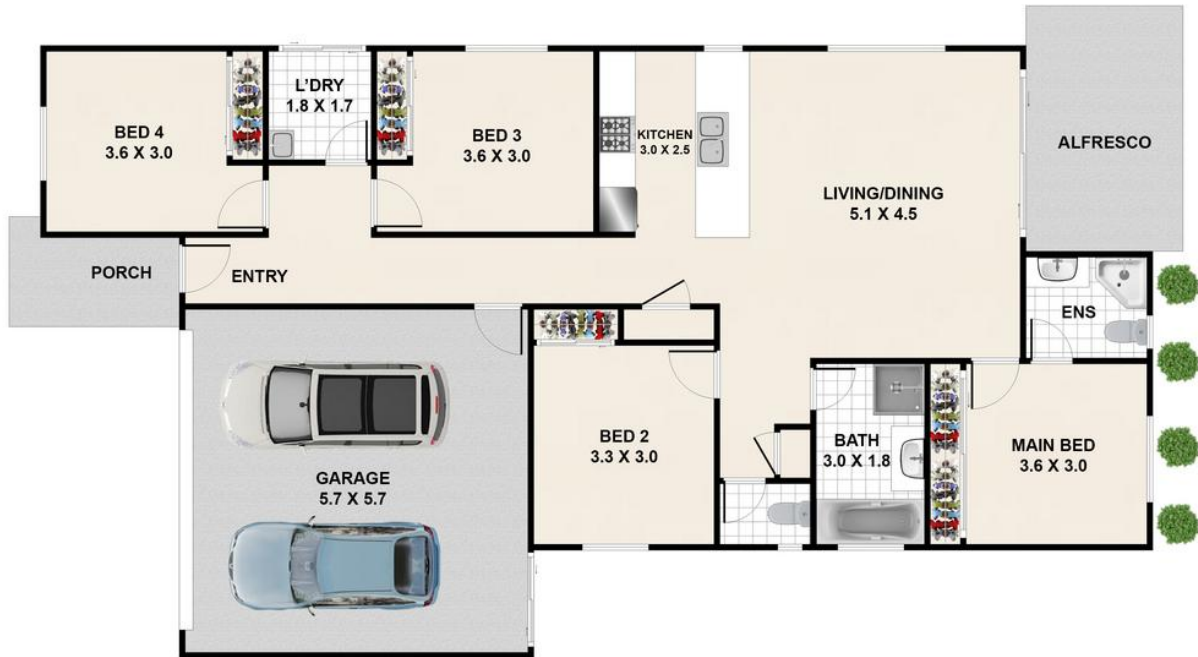
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55 Verdi Street, Yarrabilba

4 | 2 | 156 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