

57 Arcadia Circuit, Yarrabilba

SOLD By Christie Smith!!

Family-Focused Living with a Functional, Spacious Design on 400m2

This great family home is thoughtfully designed and delivers space, comfort and everyday practicality for growing families. Perfectly positioned within walking distance to Yarrabilba State School, Yarrabilba State Secondary College and the beautiful green open spaces of Buxton Park, this home offers the ideal balance of lifestyle and convenience.

Built in 2018 and set on a versatile 400m2 block, the home showcases a highly functional floorplan designed to accommodate modern family life.

The spacious modern kitchen, living and dining rooms create a central hub where the family can come together. Complete with air-conditioning for year-round comfort, this space flows effortlessly and provides excellent separation from the second living area, giving families flexibility for a media room, kids' retreat or quiet lounge.

The master bedroom is privately positioned creating a peaceful space for parents. The remaining bedrooms are generously sized, each fitted with built-in robes and ceiling fans, and are serviced by a family-friendly main bathroom complete with a separate bathtub and

4 2 2

FOR SALE
Contact Agent

AGENTS

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AGENCY

LJ Hooker Property Complete
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Interested parties must rely solely on their own enquiries.



separate toilet.

Additional features such as security screens throughout and a separate internal laundry with direct outdoor access further enhance the home's practical design.

Property Features:

- 4 Bedrooms with built in robes and ceiling fans
- Master bedroom with walk in robe and ensuite
- Separate media room
- 2 bathrooms - main bathroom with separate toilet
- Modern kitchen with stainless steel appliances
- Open Plan airconditioned living and dining area
- Security Screens throughout
- Internal laundry
- Double lock up garage
- Fully fenced backyard

This great property currently has tenants in place until the 24th October 2026, making this property an ideal option for investors. Or for future home owners it is the perfect strategy for those who want to lock in their ideal home now while enjoying financial returns and a smooth, well-timed transition into their new property.

Don't miss your opportunity to secure 57 Arcadia Circuit, Yarrabilba - a home that delivers space, comfort and lifestyle in one of the area's most family-friendly pockets.

Contact Christie Smith or Trudy Weaver today to arrange your inspection and take the next step toward making this ideal home yours.

Yarrabilba is a thriving master-planned community offering a relaxed lifestyle with modern convenience. Designed with families in mind, the suburb features an abundance of parks, playgrounds, walking trails, and open green spaces. With multiple schools, childcare centres, shopping precincts, cafés, and fitness facilities already established - and more infrastructure planned. Yarrabilba continues to grow as a highly desirable place to live.

Its strategic location between Brisbane and the Gold Coast makes it appealing for commuters, while modern housing and strong rental demand make it equally attractive to investors seeking long-term growth and reliable returns.

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	2134HGS
Property Type	House
House Size	183 m2
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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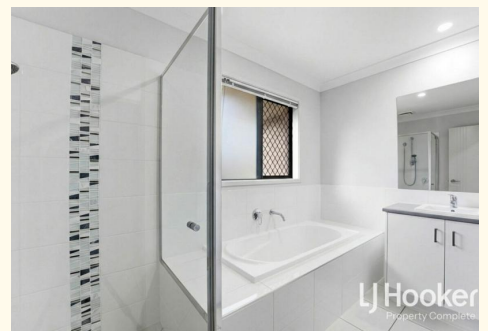
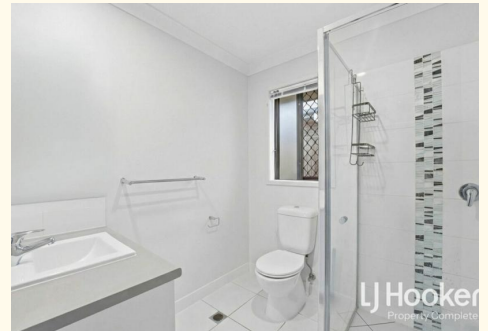
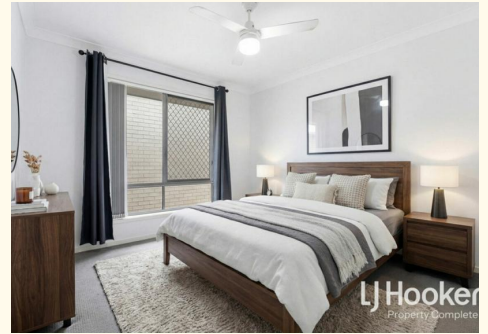
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4 | 2 | 2 | 183 Sqm | |

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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