



6 Bright Street, Yarrabilba

## SOLD By Christie Smith

Welcome to 6 Bright Street, Yarrabilba - a wonderful opportunity to secure a great-value home in South-East Queensland's fastest-growing and most in-demand suburb. Whether you're a savvy investor, first home buyer, or downsizer seeking modern comfort in a thriving community, this home is not to be missed.

Embracing an open-plan design, this well-appointed residence offers a functional flow and comfortable lifestyle living. The home features a modern kitchen with stone benchtops, a dishwasher, island bench, and ample storage, making it ideal for everyday living and entertaining. With a tenancy in place until 7th March 2026, investors can enjoy immediate returns, while homeowners can plan their move into an established and flourishing neighbourhood.

Offering four bedrooms and two bathrooms, there is space for everyone. The master bedroom is privately positioned at the rear and includes a walk-in robe, ensuite, and air-conditioning to ensure year-round comfort. All other bedrooms feature built-in robes and ceiling fans, while the split-system air conditioning in the living area ensures the home stays comfortable through all seasons.

Tucked away in a peaceful location, this low-maintenance property offers relaxed living with all the essentials. The fully fenced backyard

4  2  2 

**FOR SALE**  
Contact Agent

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### AGENCY

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is ideal for children and pets, and the double lock-up garage provides secure vehicle accommodation.

#### 6 Bright Street, Yarrabilba Property Features:

- 4 Bedrooms with ceiling fans and built-in robes
- 2 Bathrooms, including large ensuite to master
- Open-plan living and dining spaces
- Air conditioning in master bedroom and living area
- Modern kitchen with dishwasher, stone island bench and ample cabinetry
- Ceiling fans throughout
- Double lock-up garage
- Fully fenced, low-maintenance block

#### A Brilliant Opportunity for:

Investors: High rental demand, proven returns, and capital growth potential in a rapidly expanding region

First Home Buyers: Affordable, modern, and move-in ready living

Downsizers & Retirees: Enjoy low-maintenance comfort in a peaceful community

Families: Close to schools, parks, and local amenities

#### The Location:

Approx 1 km: Yarrabilba State School

Approx 2 km: Yarrabilba State Secondary College

Approx 1.5 km: Darlington Parklands

Approx 1 km: Coles Supermarket

Approx 4 km: Logan Village Shopping Centre

Approx 5 km: Jimboomba Park

This is your chance to secure a quality home or strong investment in an area experiencing significant growth and development. Don't miss out on this excellent opportunity in the ever-evolving Yarrabilba property market.

#### 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 20NUHGS  
Property Type House  
House Size 170 m2  
Land Area 350 m2  
Including Ensuite  
Air Conditioning  
Toilets (2)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Fully Fenced  
Remote Garage  
Liveability

**Christie Smith 0419 684 184**

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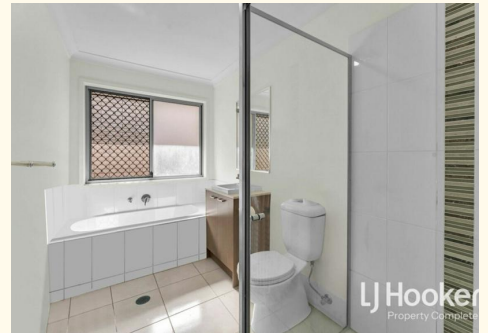
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4 | 2 | 170 Sqm | |

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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