



6 Spicers Circuit, Yarrabilba

Modern, Private & Near-New Family Residence

Welcome to 6 Spicers Circuit, Yarrabilba - a 2024 built home perfectly positioned in what feels like your own private retreat. Set opposite tranquil reserved greenspace, this residence offers a peaceful, leafy outlook that's sure to impress from the moment you arrive.




Located within the highly sought-after Mallee Pocket precinct, it's easy to see why this area is so popular. Enjoy a quiet, family-friendly street with minimal traffic, while nearby walking paths and open spaces provide the perfect setting for an active outdoor lifestyle.

Currently tenanted till October 2026.

Designed with families in mind, this home delivers the ideal balance of space and functionality. Offering a generous floorplan without compromising on yard size, there's plenty of room for the kids to play - whether it's a trampoline, swing set, or simply enjoying the Queensland sunshine in your own backyard.

Property Features you'll enjoy include:

- Four spacious bedrooms with built-in robes and ceiling fans
- " Master bedroom complete with private ensuite

4  2  2 

FOR SALE

Offers over \$865,000

VIEW

Sat 13th Jun @ 10:00AM - 10:30AM

AGENTS

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AGENCY

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Interested parties must rely solely on their own enquiries.

 **LJ Hooker**

- " Main bathroom featuring a separate bathtub —perfect for families
- Stunning modern kitchen with ample bench and cupboard space
- Quality kitchen inclusions: 900mm appliances, dishwasher & stone benchtops
- Split system air conditioning to master bedroom and main living area
- Open plan living and dining designed for easy everyday living
- " Separate carpeted media room —ideal for movie nights or a kids' retreat
- Internal laundry for added convenience
- Double remote-controlled garage
- Fully fenced backyard with plenty of space to enjoy
- Security screens throughout for peace of mind

Yarrabilba is a rapidly growing master planned community ideally located between Brisbane and the Gold Coast, offering a perfect blend of convenience and lifestyle. Already well-established, it features schools, childcare centres, retail stores, cafés, medical facilities, parks and walking trails, creating a highly livable, family-friendly environment. With exciting future developments planned - including a major town centre, expanded shopping retail and dining options and ongoing infrastructure upgrades - Yarrabilba continues to evolve. Buying now presents a strong opportunity to secure a home in a community on the rise, with the potential to benefit from increasing demand, enhanced amenities, and long-term growth.

Disclaimer:

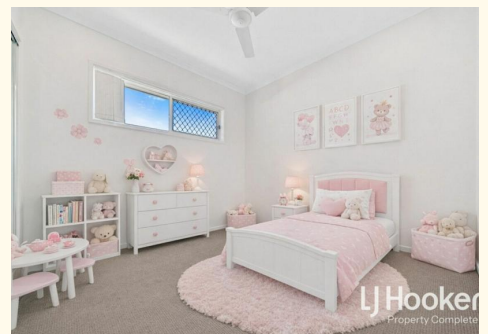
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MORE DETAILS

Property ID	21AHHGS
Property Type	House
House Size	190 m2
Land Area	472 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

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4 | 2 | 2 | 190 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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