

## Yarrabilba, 65 Skyblue Circuit

Beautiful 4-Bedroom Family Home in Prime Yarrabilba Location!

Welcome to 65 Skyblue Circuit, a spacious and inviting family home offering everything you need for comfortable living. This well-designed 4-bedroom, 2-bathroom property features a generous 448m<sup>2</sup> block, perfect for families who value space and convenience.

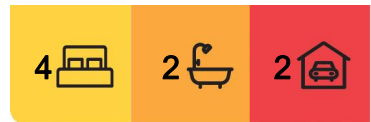
Step inside to discover an open-plan living and dining area that flows effortlessly into a modern kitchen with abundant storage-ideal for family meals and entertaining. A separate media room offers extra space for family movie nights or a quiet retreat.

Outdoors, enjoy a private undercover patio, perfect for alfresco dining. Situated in a prime location close to local shops, schools, and all amenities, this home combines modern comfort with the convenience of easy access to everything you need.

Property Features include:



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



**For Sale**  
Offers Over \$699,000

**View**  
[ljhooker.com.au/1Z2NHGS](http://ljhooker.com.au/1Z2NHGS)

**Contact**  
**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**Trudy Weaver**  
0429 935 125  
[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete**  
1300 360 388

- 2016 Build
- 4 Generous sized bedrooms, main with ensuite & WIR
- Built in robes
- Ceiling fans
- 2 Bathrooms
- Split System air conditioning x 2
- Separate Media Room
- Internal laundry
- Sliding door from Garage to backyard
- Security Screens

Weekly Rent: \$550

Currently Tenanted to 21st July 2025.

Don't miss out on the opportunity to make this lovely property yours. It's the perfect family home in the heart of Yarrabilba!

Yarrabilba is a vibrant community known for its family-oriented amenities and friendly neighborhood atmosphere. Enjoy proximity to local parks, walking trails, and a variety of recreational facilities that cater to all ages. With excellent schools like Yarrabilba State School and St. Clare's Catholic Primary School nearby, educational needs are well taken care of. The area is also home to several shopping centers and dining options that make daily errands a breeze.

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.

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



**LJ Hooker Property Complete**  
**1300 360 388**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

Yarramart Vape and Tobacco

**GENERAL SERVICES:**

x2 Ampol Service Stations  
Yarrabilba Vet Clinic  
Excel Laundromat  
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



**LJ Hooker Property Complete**  
**1300 360 388**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources.  
We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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 About this Property

<b>Property ID</b>	1Z2NHGS
<b>Property Type</b>	House
<b>Land Area</b>	448 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

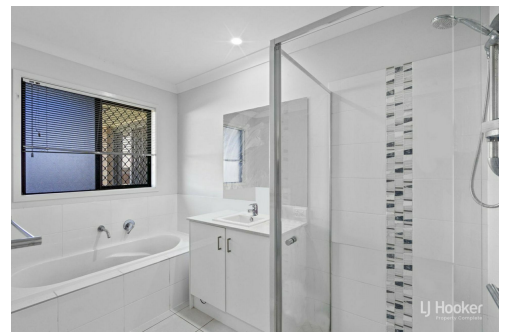
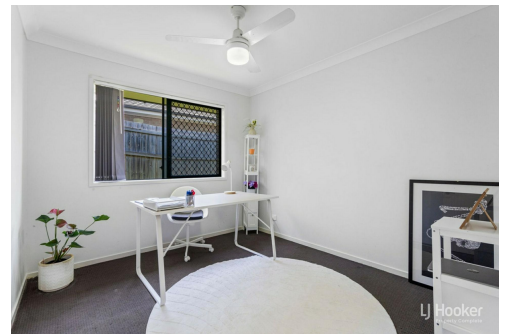
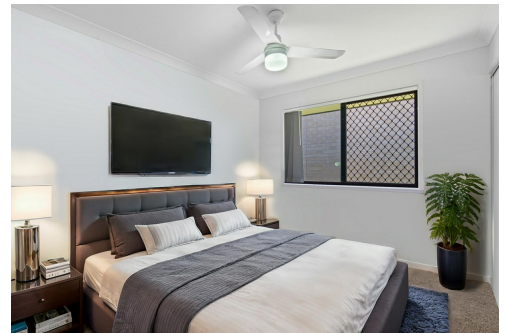
Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

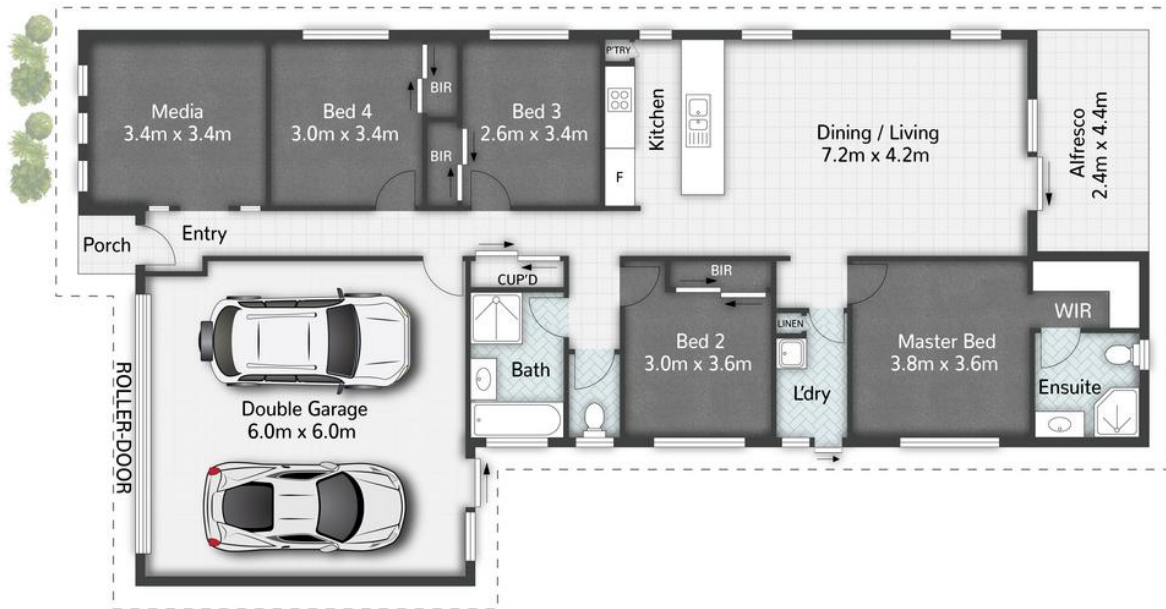
**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207  
[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)





65 Skyblue Circuit YARRABILBA

4 | 2 | 2 | 185m<sup>2</sup>

All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



LJ Hooker Property Complete  
1300 360 388

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.