

Yarrabilba, 69 Skyblue Circuit

SOLD By Christie Smith

Luxurious Living - Your Dream Home Awaits!

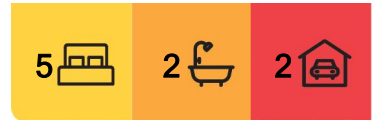
Nestled in the heart of Yarrabilba on a large 477m² block, is this impeccably designed Classic Built home which is a showcase of contemporary elegance and modern luxury. With sophisticated finishes and high-end amenities, every inch of this home has been meticulously crafted for style and comfort.

69 Skyblue Circuit features a grand entrance and open-plan design, when you step inside you will enjoy the high ceilings and seamless flow between the kitchen, living, and dining areas. The openness creates a warm yet stylish space perfect for entertaining and everyday living.

The chef's kitchen is the heart of the home - featuring oversized stone benchtops, a 900mm freestanding gas stove, dishwasher and a spacious walk-in butler's pantry, this



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For Sale
Offers Over \$799,000

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ljhooker.com.au/1ZFXHGS

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kitchen is a dream for any home chef.

With three distinct living areas, this residence offers the perfect balance of style, space, and versatility, ensuring every member of the family has room to relax, connect, and thrive. Complete with high-end finishes, ducted air conditioning, and thoughtful design, these three living zones provide both elegance and practicality, allowing your family to live, relax, and entertain in absolute comfort.

Property Features:

- * 4 spacious bedrooms - Designed for modern family living
- * 2 elegant bathrooms - Featuring freestanding bathtubs for the ultimate relaxation
- * Gourmet kitchen with butler's pantry - The perfect space for cooking and entertaining
- * 3 Living Areas - Enjoy a large family room, dining area, and lounge
- * High-End Finishes - Thoughtfully designed with style and sophistication
- * Ducted air conditioning
- * Ducted vacuum system
- * Alarm system
- * Solar panels

Current Rental Appraisal: \$680 - \$700 per week.

Yarrabilba is a thriving suburb known for its family-friendly atmosphere and excellent amenities. Enjoy proximity to local parks, walking trails, and community events that bring neighbors together. The area is serviced by quality schools such as Yarrabilba State School and St Clare's Catholic Primary School, ensuring your children have access to top educational facilities. Shopping and dining options are plentiful, providing everything you need just a short drive away.

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.

A new generation community ready for you to grow your business, 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 14,000 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, 5 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



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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
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



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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
 Rainbow Bakery

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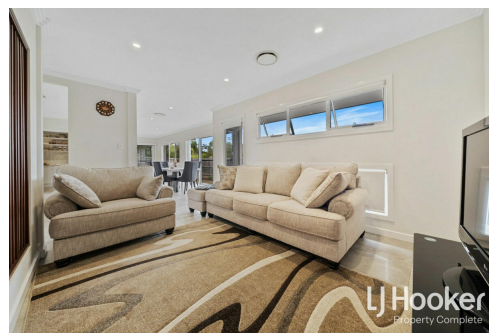
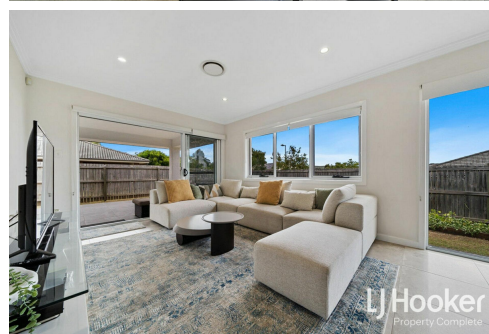
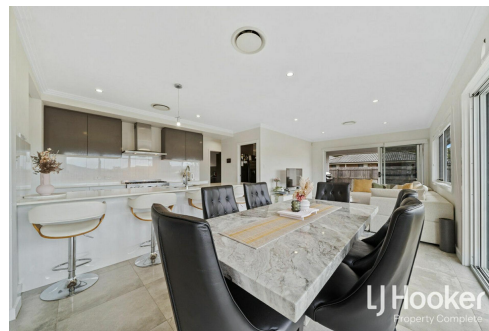
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More About this Property

Property ID	1ZFXHGS
Property Type	House
House Size	254 m2
Land Area	477 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Alarm Intercom Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

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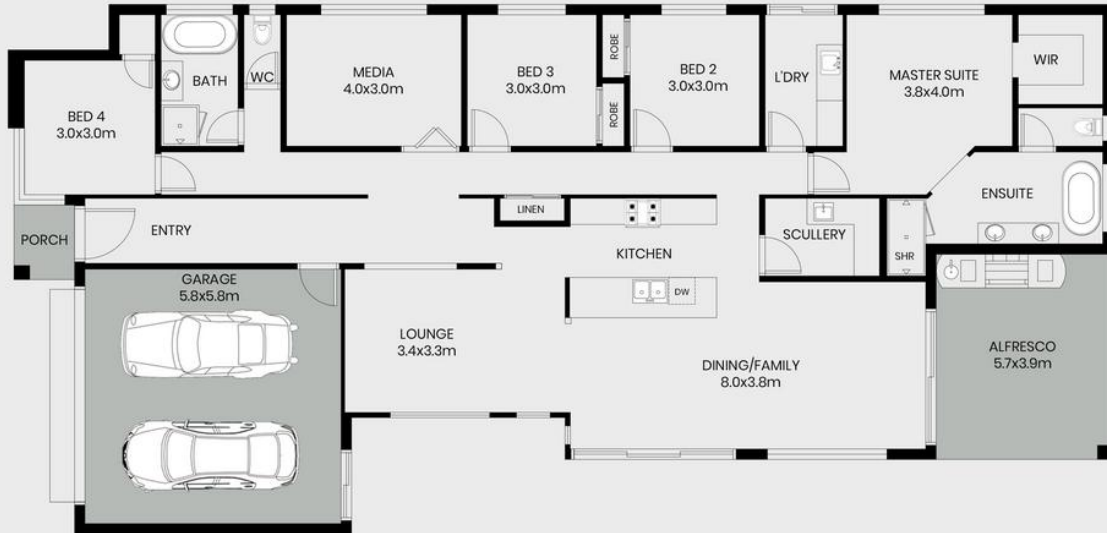


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