

## 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



**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.

5

2

2

**For Sale**

Offers Over \$799,000

**View**

[ljhooker.com.au/1ZFXHGS](http://ljhooker.com.au/1ZFXHGS)

**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

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



**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.

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



**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.



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

**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>	1ZFXHGS
<b>Property Type</b>	House
<b>House Size</b>	254 m <sup>2</sup>
<b>Land Area</b>	477 m <sup>2</sup>
<b>Including</b>	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

**Christie Smith 0419 684 184**

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

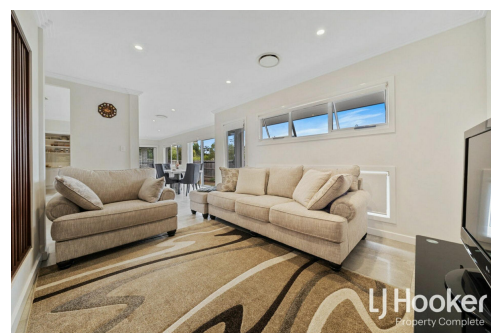
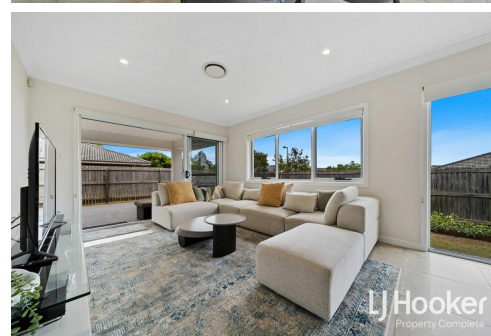
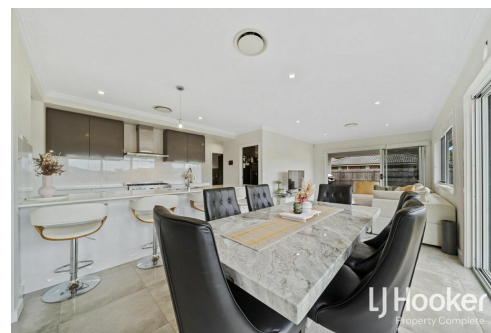
**Trudy Weaver 0429 935 125**

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)

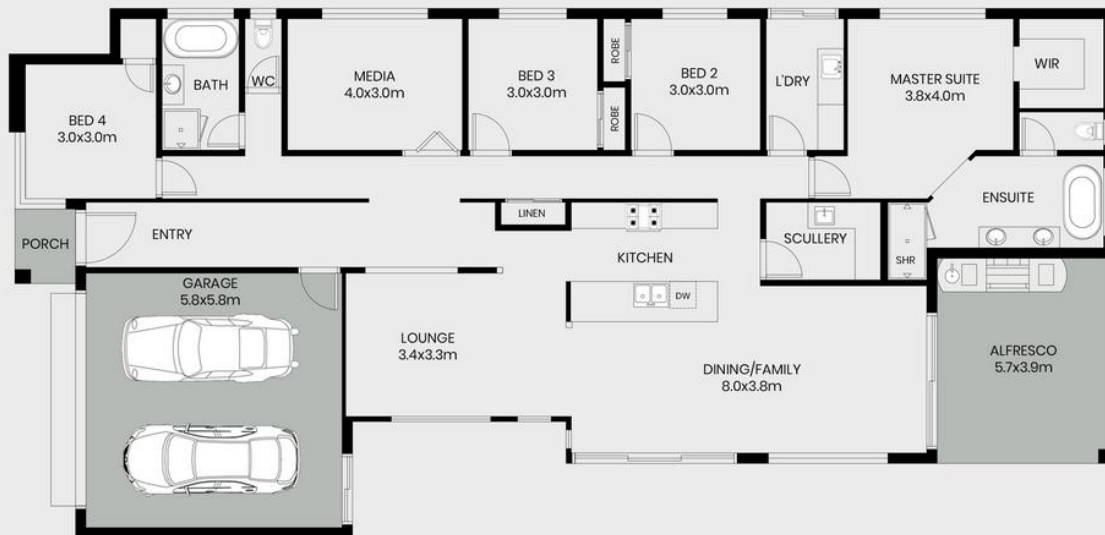


**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

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

## 69 Skyblue Circuit, Yarrabilba

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only.  
LJ Hooker gives no guarantee, warranty or representation as to the accuracy and layout.  
All enquiries must be directed to the agent, vendor or party representing this floor plan.



**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.