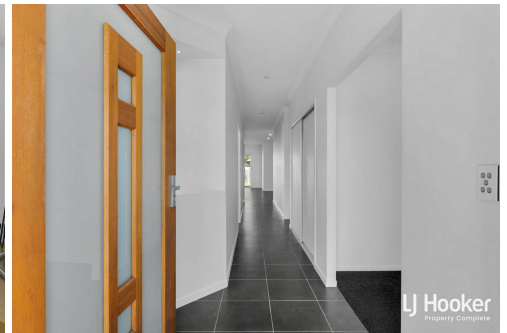




Yarrabilba, 7 Treeline Circuit

Beautiful Family Home - Ready to move into Now!

Welcome to 7 Treeline Circuit, Yarrabilba-where comfort, style, and convenience come together to create the perfect family home. Looking to move into your new home now? Look no further, this home is perfectly presented and ready now! Don't miss out on this outstanding property!

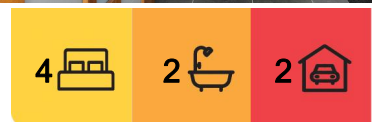
Nestled in the heart of Yarrabilba and just a short walk from local schools, this stunning property is ideal for families looking for a place to grow and thrive.

Set on a generous 480m² block, this home offers a spacious 221m² floor plan that ensures everyone has room to move and enjoy their own space. The high ceilings and two separate living areas provide a sense of openness and versatility, whether you're looking to entertain guests or relax with your family.

The thoughtfully designed layout includes four well-appointed bedrooms, all equipped with



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For Sale
Offers Over \$750,000

View
ljhooker.com.au/1YSFHGS

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built-in robes and ceiling fans, ensuring comfort and privacy. The bedrooms are strategically positioned off a private hallway, allowing each family member to enjoy their own sanctuary.

This home includes two stylish bathrooms, a study nook, a large laundry, and a media room perfect for movie nights. The contemporary kitchen is a true highlight, featuring ample storage, stone benchtops, and all the modern conveniences you need to make meal preparation a breeze.

Additional features include security screens, a garden shed, and a roller door in the garage for easy drive-through access to the backyard-ideal for those with a camper or a trailer. With its family-friendly design and prime location, 7 Treeline Circuit is more than just a house-it's the home you've been searching for. Don't miss your chance to make it yours!

7 Treeline Circuit Property Features:

- 4 Bedrooms with ceiling fans
- 2 Bathrooms - Ensuite and Main bathroom, with extra vanity
- Double lock up garage, with roller garage door access to backyard
- High ceilings
- 221m2 Floorplan
- Media room
- Study Nook
- Large laundry with external access
- Beautiful contemporary kitchen with stone benchtops
- Security screens
- Large undercover alfresco
- Garden Shed

Call Trudy Weaver on 0429 935 125 to book a private inspection of this great family home.

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 12,000 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, 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:



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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

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



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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
 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

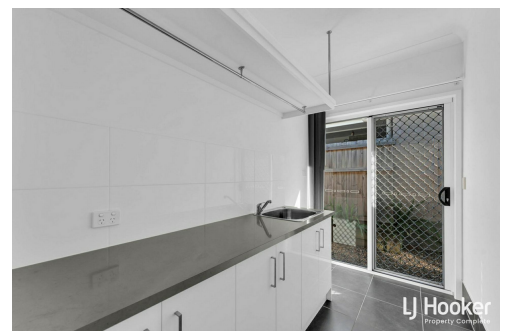
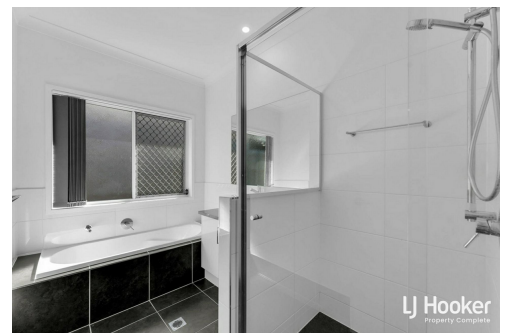
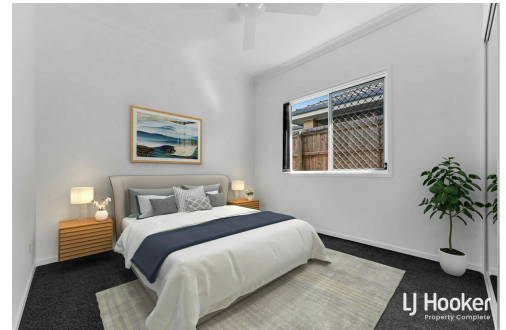
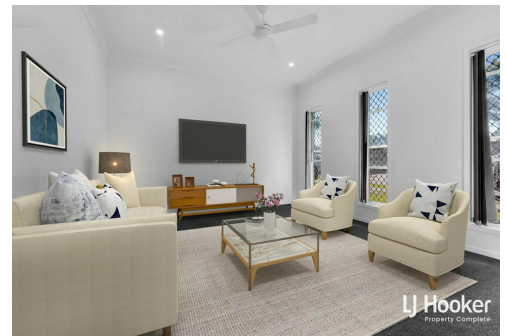
Property ID	1YSFHGS
Property Type	House
House Size	221 m ²
Land Area	480 m ²
Including	Ensuite Study Dishwasher Fully Fenced

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

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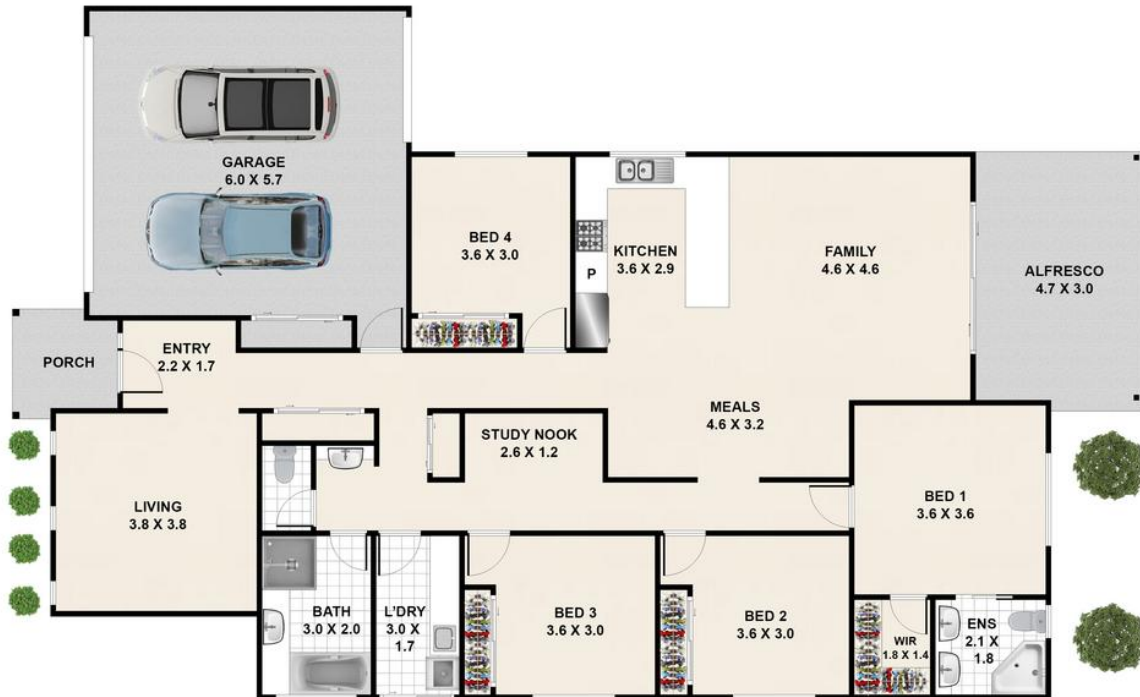
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7 Treeline Crescent, Yarrabilba



4 | 2 | 2 | 221 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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