







8 Buxton Avenue, Yarrabilba

Everything You Need, Right Where You Want to Be!

Now is the perfect time to secure your next home! 8 Buxton Avenue offers the perfect combination of style, comfort and everyday convenience. Ideally positioned within walking distance of both primary and secondary schools, this property is an outstanding opportunity for families seeking a lifestyle of ease, or investors looking to secure a quality property in the fast growing Yarrabilba.

From its charming street appeal, complete with a classic white picket fence, to its welcoming interiors and generous backyard, this home has all the ingredients for comfortable family living.

Step inside to discover a contemporary design, complemented by timber flooring throughout the main living areas and carpeted bedrooms, creating a warm, inviting atmosphere with a stylish, low-maintenance finish.

The home offers four well-appointed bedrooms, each featuring built-in wardrobes and ceiling fans, while the master suite enjoys the added privacy of a walk-in robe and ensuite.

Adding to the home's appeal is a separate kids' retreat or second

4 2 2

FOR SALE
Expressions of Interest

VIEW
Sat 21st Nov @ 11:15AM - 11:45AM

AGENTS

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AGENCY

LJ Hooker Property Complete
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Interested parties must rely solely on their own enquiries.

living area, providing valuable extra space for growing families, a children's playroom or a quiet place to relax.

At the heart of the home, the spacious open-plan kitchen, living and dining area creates a natural gathering place for everyday meals and family time. The modern kitchen features stone benchtops, ample storage and a gas cooktop, while glass sliding doors extend the concreted alfresco area.

The fully fenced backyard and outdoor space is ideal for weekend barbecues, entertaining friends or simply watching the kids and pets enjoy room to play. With established landscaped gardens and a secure front yard, this home offers both charm and practicality.

Property Features:

- Four bedrooms, all with built-in wardrobes and ceiling fans
- Master bedroom with walk-in robe and private ensuite
- Separate kids' retreat or second living area
- Modern kitchen with stone benchtops and ample storage
- Spacious open-plan living and dining area
- Two split-system air conditioners for year-round comfort
- Ceiling fans throughout
- Timber look flooring to main living areas and carpeted bedrooms
- Covered, concreted alfresco entertaining area
- Generous backyard with established landscaped gardens
- Fully fenced 400m2 block with attractive white picket fence
- Remote-controlled double lock-up garage
- Built in 2017

Location, lifestyle and space - all in one appealing package.

Whether you're searching for a comfortable family home close to schools or a quality investment in a popular growth community, 8 Buxton Avenue is well worth your inspection.

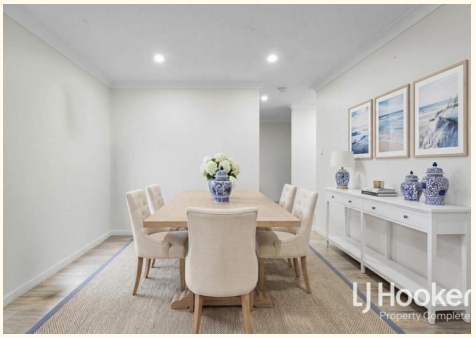
With its sought-after school precinct location, multiple living spaces and inviting outdoor area, this is an opportunity not to be missed.

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.

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MORE DETAILS

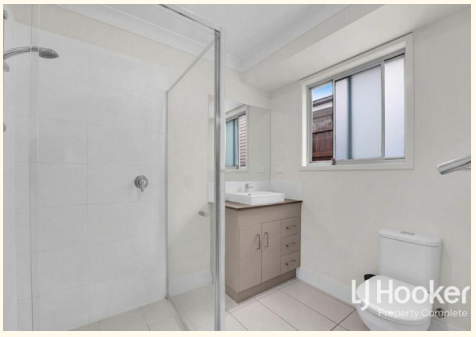
Property ID	21ZFHGS
Property Type	House
House Size	190 m2
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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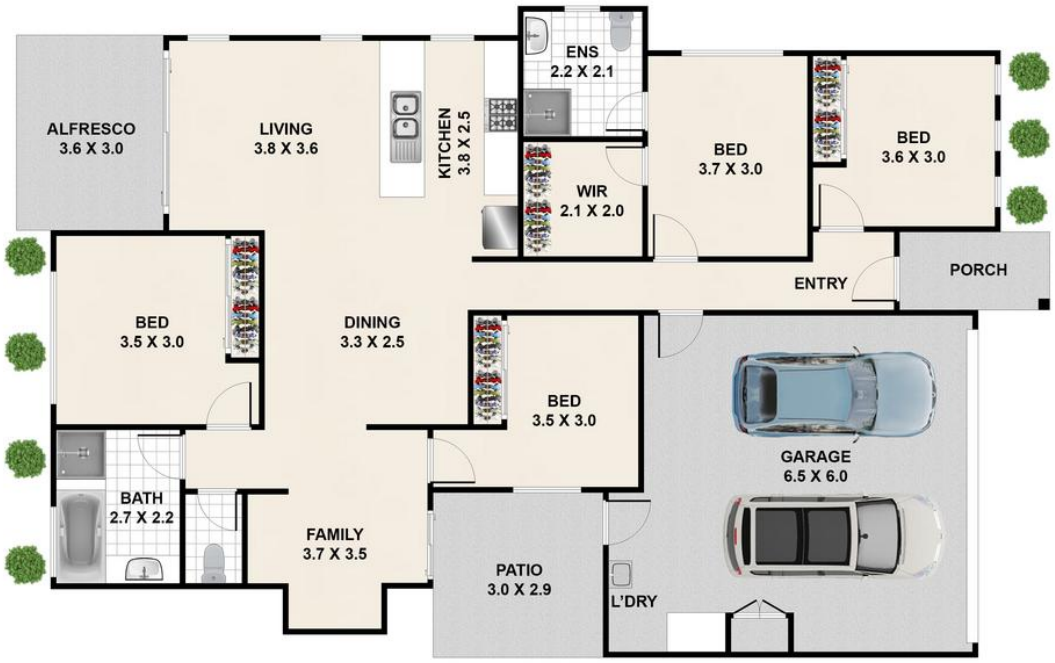
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4 | 2 | 2 | 190 Sqm |

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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