



## Yarrabilba, 8 Hiddenvale Circuit

SOLD By Christie Smith

Step into Homeownership or Expand Your Investment Portfolio

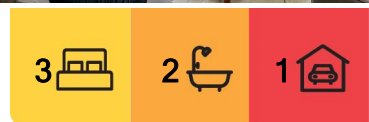
Discover this delightful 3 Bedroom Home, ideally located in the highly sought-after Yarrabilba community. This well presented property offers a perfect blend of comfort and low maintenance living, making it the perfect choice for first-time buyers, families, or investors.

### Key Features:

- \* Three Well Positioned Bedrooms: All bedrooms are generously sized, with built-in wardrobes and large windows offering plenty of natural light. The master suite includes air-conditioning, walk-in robe and a private ensuite for added privacy and convenience.
- \* Open-Plan Living: The heart of the home is the open-plan living and dining area, providing a seamless flow from room to room. The space is perfect for family gatherings or entertaining guests.



**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 \$629,000

**View**  
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**1300 360 388**

- \* Modern Kitchen: The kitchen features sleek countertops, stainless steel appliances, a gas cooktop, ample storage and dishwasher.
- \* Two Bathrooms: The family bathroom is modern, with a bathtub and separate shower, while the master ensuite provides a convenient and private space.
- \* Air-Conditioning & Ceiling Fans: Stay comfortable year-round with air conditioning in the master bedroom and main living area plus ceiling fans throughout the home.
- \* Low Maintenance Yard: Enjoy the outdoors in your private, low-maintenance pebbled backyard.
- \* Secure Parking: A single remote controlled lock up garage with laundry space, and internal access.

Existing Lease: \$490 per week until 27/05/2025

Current Rental Appraisal: \$540 per week

This property is positioned to offer both tranquility and accessibility, making it a smart investment in a growing area. With its attractive price point, it presents a fantastic opportunity for first-time buyers or those looking to downsize without compromising on quality or lifestyle. Don't miss out on the chance to call this wonderful property your new 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 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

Yarrabilba Touch Association

Yarrabilba Basketball

Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

#### SHOPPING:

Coles

McGuire's Cellars

Just Crazy Bargains



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Silly Solly's

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

McDonalds

Red Rooster

Dominos

Crisp Pizza

Jimbos Fish and Chip

Golden Lor Chinese Restaurant

Sushi Paradise

Guru —Fine Indian Cuisine



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Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery

Disclaimer:

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## More About this Property

<b>Property ID</b>	1ZJ3HGS
<b>Property Type</b>	House
<b>House Size</b>	155 m2
<b>Land Area</b>	250 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

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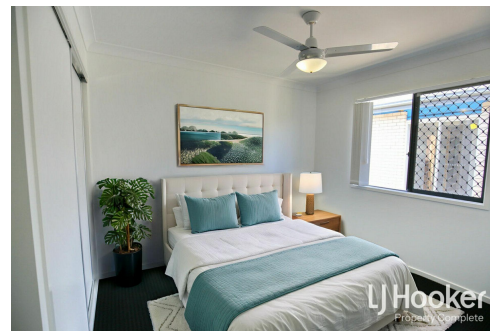
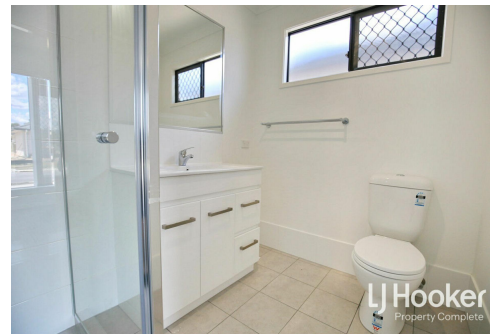
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## 8 Hiddenvale Circuit, Yarrabilba



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