

Yarrabilba, 9 Griffith Street

Luxury Living Meets Modern Comfort —9 Griffith Street, Yarrabilba

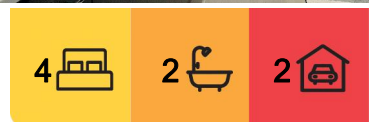
Why wait to build when you can move straight into this near-new, luxurious Clarendon-built home? Only 12 months old and finished to an impeccable standard, this executive residence is the perfect fusion of style, space, and functionality —ideal for growing families or discerning buyers seeking premium living in a thriving community.

Boasting a spacious 244m² floor plan on a generous 512m² block, this four-bedroom home has been thoughtfully designed with high-end finishes throughout. Each bedroom features walk-in wardrobes, with the oversized master suite offering a private retreat complete with a stylish ensuite and abundant space to unwind.

Step inside and be greeted by 2.75m high ceilings, 600mm high-gloss floor tiles, and a sense of open, light-filled living. The heart of the home is the designer kitchen, showcasing a stunning 40mm stone island benchtop, 900mm gas cooktop, soft-close cabinetry, and



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For Sale
Contact Agent

View
By Appointment

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1300 360 388

quality appliances-perfect for the home chef.

Enjoy all-season comfort with ducted air conditioning, and appreciate the attention to detail that sets this home apart.

Property Highlights:

- 4 large bedrooms —all with walk-in robes
- Open plan living and dining
- Separate Media Room
- Oversized master bedroom with stylish ensuite
- 2.75m ceiling height for added space and light
- Ducted air conditioning throughout
- Designer kitchen with 40mm stone island bench & 900mm gas cooktop
- 600mm premium high-gloss tiles
- Premium carpet in bedrooms and media room
- Solar Panels
- Quality Landscaping finishes at the front of the home

Yarrabilba is a thriving community that boasts excellent amenities for families. You'll find several parks and recreational areas nearby, perfect for weekend outings and family picnics. For your educational needs, Yarrabilba State School and St Clare's Catholic Primary School are just a short drive away, whilst South Rock State school is only a stones throw away, making school runs a breeze. The suburb's planned infrastructure ensures you're well-connected to shopping centers and other essential services.

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



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5FOLD Op Shop

SHOPPING:

Coles

McGuire's Cellars

Just Crazy Bargains

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



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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	200MHGS
Property Type	House
House Size	244 m2
Land Area	512 m2
Including	Ensuite Toilets (2)

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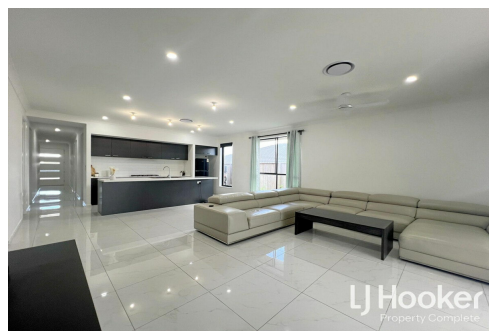
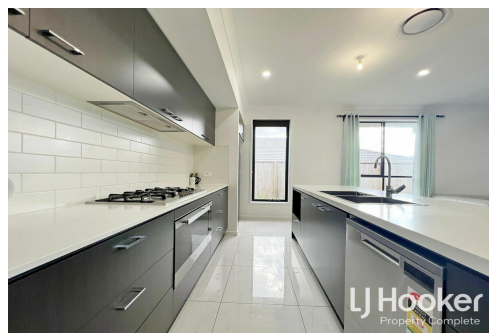
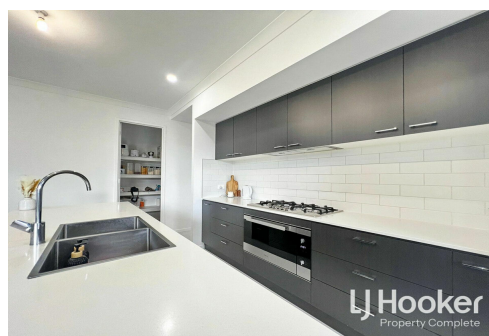
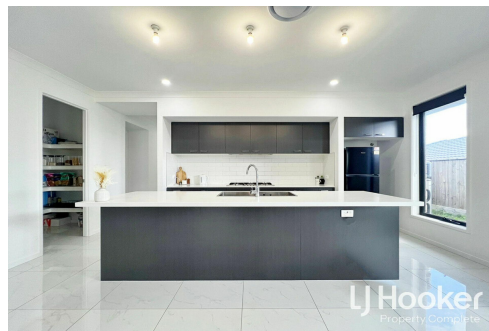
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FLOOR AREAS

HOUSE:	187.48 m ²
GARAGE:	37.71 m ²
PORCH:	3.31 m ²
ALFRESCO:	16.24 m ²
TOTAL:	244.74 m ²

SITE: 512 m²

FLOOR PLAN ON SITE PLAN

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com 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.

