







9 Orb Street, Yarrabilba

Walk to Everything —Easy Family Living in the Heart of Yarrabilba

Welcome to 9 Orb Street, Yarrabilba a conveniently positioned four-bedroom family home offering low-maintenance living in the heart of the community.

Perfectly suited to families, first home buyers, downsizers or investors, this home places everyday convenience right at your doorstep. With local shops, transport and the lifestyle amenities Yarrabilba is known for all within easy walking distance, you can spend less time in the car and more time enjoying your home and community.

Inside, the home offers a functional and practical layout, with open-plan living and dining creating a central space for everyday family life. The modern kitchen is designed for both entertaining and convenience, featuring a generous island bench, stainless steel appliances, dishwasher and a 900mm gas cooktop.

The four bedrooms are well positioned, with built-in wardrobes and ceiling fans, while the master bedroom enjoys the added comfort of

4 2 2

FOR SALE
Offers Over $795,000

VIEW
By Appointment

AGENTS

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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.

air conditioning, a walk-in robe and private ensuite. A separate living area provides valuable additional space for families, a kids' retreat or a quiet second living zone.

Step outside to the covered alfresco area and fully fenced backyard, providing an easy-care outdoor space without the maintenance demands of a larger block.

Property Features:

- Four bedrooms, all with built-in wardrobes and ceiling fans
- Master bedroom with ensuite, walk-in robe and air conditioning
- Spacious open-plan living and dining
- Separate living area
- Functional kitchen with island bench
- 900mm gas cooktop and stainless steel appliances
- Dishwasher
- Air conditioning to living area and master bedroom
- Timber-look flooring throughout the main living areas
- Ceiling fans throughout
- Security screens
- Covered alfresco area
- Fully fenced, low-maintenance backyard
- Double remote lock-up garage
- Conveniently located within walking distance to local shops and transport

Position, practicality and lifestyle come together at 9 Orb Street. If convenience is high on your wish list, this is an opportunity to secure a well-appointed family home in one of Yarrabilba's most convenient locations.

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	21UCHGS
Property Type	House
House Size	179 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Floorboards
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability











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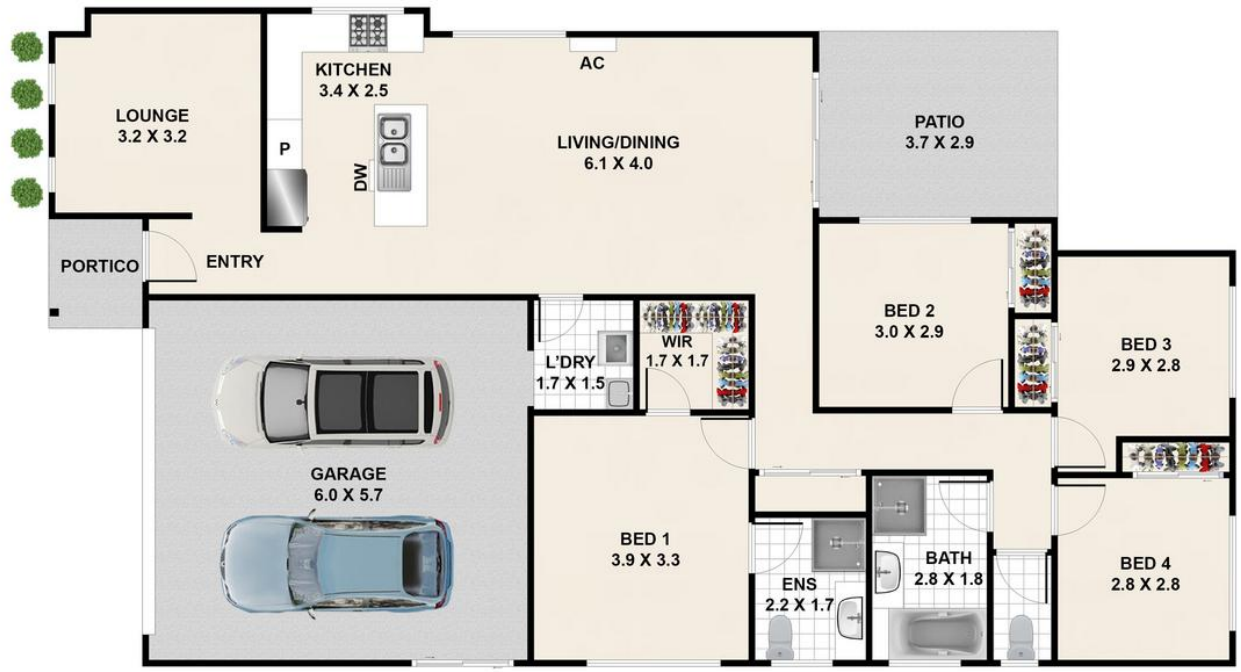
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9 ORB STREET, YARRABILBA

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4 | 2 | 2 | 180 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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