



9 Treeline Circuit, Yarrabilba

SOLD By Christie Smith

Practical Living in the Heart of Yarrabilba

Welcome to 9 Treeline Circuit, Yarrabilba—a well-designed home built in 2014, positioned on a low-maintenance and fully fenced 400m² block. Combining comfort, style, and practicality, this residence is an ideal choice for families or investors alike.

Inside, the home offers four well-proportioned bedrooms, each featuring built-in robes and ceiling fans. The master retreat boasts a walk-in robe and private ensuite, while the main bathroom is paired with a separate toilet for added convenience.

At the heart of the home, the contemporary kitchen comes complete with stainless steel appliances and ample storage, seamlessly connecting to the open-plan living and dining space with reverse-cycle air-conditioning. A separate media room adds flexibility—perfect for entertaining, relaxing, or working from home.

Outdoors, a covered alfresco area provides the perfect setting for year-round entertaining, overlooking the secure backyard with plenty of room for kids and pets. Additional features include a double remote garage with internal access & security screens throughout.

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FOR SALE
Contact Agent

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 **LJ Hooker**

Key Features:

- 4 bedrooms with built-in robes & ceiling fans
- Master with walk-in robe & ensuite
- Modern kitchen with stainless steel appliances
- Open-plan lounge & dining with reverse-cycle air-conditioning
- Separate media room
- " Covered outdoor entertainment area
- " Fully fenced 400m² block
- Double remote garage with laundry
- Built in 2014

Investment Opportunity:

Currently leased until 7th January 2026 at \$520 per week, this property presents a secure investment with immediate returns. Rental appraisal: \$660 per week once the current lease has ended.

This property offers the perfect balance of lifestyle and long-term value-whether you're looking to secure your next home or add a reliable investment to your portfolio.

Yarrabilba is the perfect 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.

Disclaimer:

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MORE DETAILS

Property ID	20ERHGS
Property Type	House
House Size	213 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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