



## Yarrabilba, 97 Buxton Avenue

Beautiful Family Home, Perfect Investment Opportunity!!

Find your dream home in the thriving Yarrabilba community! This delightful 4-bedroom home, built in 2016, offers a stylish and practical living space perfect for families. Featuring two bathrooms and a double garage, this property provides plenty of room to relax and enjoy. The fully fenced yard adds an extra layer of privacy and security, making it a fantastic option for those with kids or pets.

### Standout Features:

- \* Spacious master bedroom with walk-in robe and ensuite.
- \* Convenient study nook.
- \* Open-plan kitchen, living, and dining area.
- \* Modern kitchen with dishwasher.
- \* Split-system air conditioning.
- \* Opticomm box for high-speed internet.
- \* Ceiling fans throughout for year-round comfort.



**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.

4

2

2

### For Sale

Offers Over \$699,000

### View

By Appointment

### Contact

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**LJ Hooker Property Complete**  
1300 360 388

\* Covered outdoor alfresco area.

Current Rented for \$565 per week, until January 2026. 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

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 & Rescue Station

EMF Fitness & Recovery Yarrabilba

Anytime Fitness

Snap Fitness



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Fitstop Yarrabilba

#### 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

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.



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## More About this Property

<b>Property ID</b>	1ZMUHGS
<b>Property Type</b>	House
<b>House Size</b>	172 m2
<b>Land Area</b>	320 m2
<b>Including</b>	Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

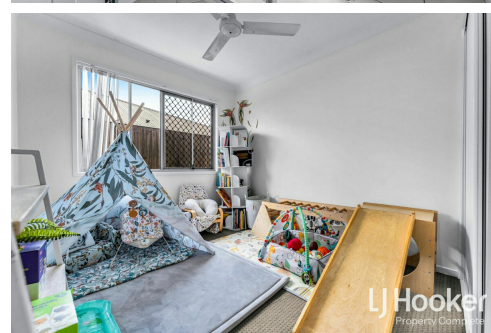
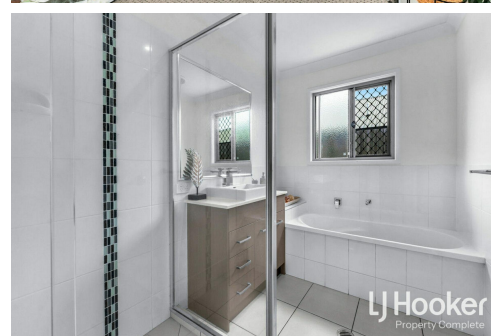
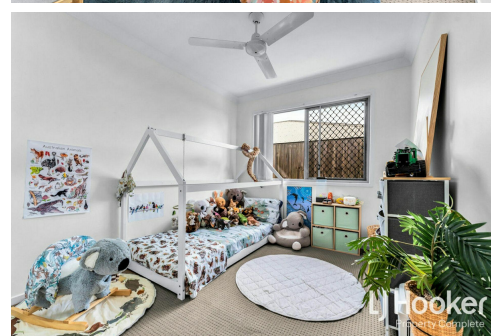
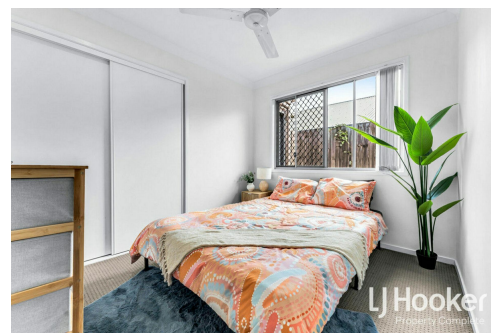
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4 | 2 | 2 | 172 Sqm |

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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