

Yarrabilba, 27/15-25 Waldron Street

SOLD By Adam Sargeant

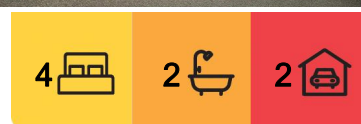
Seize the Opportunity - Perfect for Homeowners and Investors Alike!

Welcome to your new home on Waldron Street in the thriving community of Yarrabilba. This spacious four-bedroom residence offers an exceptional opportunity for families seeking comfort and convenience at a budget-friendly price. With two modern bathrooms and built-in robes, this home is designed to cater to all your family's needs while ensuring everyone enjoys their own space. The ensuite adds a touch of privacy and luxury for the master suite.

Located in a vibrant suburb, this property is perfectly positioned close to local schools, making the morning school run a breeze. You're just a stone's throw away from essential shopping amenities, ensuring that everything you need is within easy reach. Yarrabilba is a growing suburb that offers a welcoming community atmosphere, with parks and recreational facilities nearby that are perfect for weekend outings or evening strolls.



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 \$569,000

View
ljhooker.com.au/1ZCNHGS

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LJ Hooker Property Complete
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This home features a secure gated entrance, providing peace of mind for families. With air conditioning throughout, you can enjoy comfort year-round. The double garage offers ample space for vehicles or additional storage, catering to all your practical needs.

Property features include:

- 4 large bedrooms with built-ins
- 2 bathrooms upstairs plus additional toilet downstairs
- 2 air conditioning units (main bedroom + living area)
- Internal Laundry
- Double lock up garage
- Complex inground pool
- Extra living area upstairs for lounge room or games room
- Body Corporate information provided on request

Located on Waldron Street, this home is perfectly positioned to enjoy the best of Yarrabilba's amenities. The suburb is known for its family-friendly atmosphere and boasts numerous parks, perfect for weekend picnics and outdoor activities. Proximity to local schools, such as Yarrabilba State School and St Clare's Catholic Primary School, makes it an excellent choice for families. With shops and public transport just a stone's throw away, daily errands and commutes are a breeze.

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



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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
Dominos
Crisp Pizza
Jimbos Fish and Chip
Golden Lor Chinese Restaurant



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Sushi Paradise
 Guru —Fine Indian Cuisine
 Pikoon Thai Restaurant
 Yarrabilba Bakery
 Rainbow Bakery

Disclaimer:

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More About this Property

Property ID	1ZCNHGS
Property Type	Townhouse
House Size	183 m2
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes

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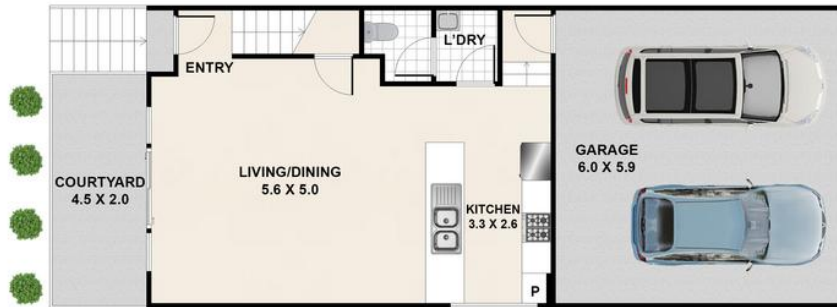
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27/15-25 Waldron Street, Yarrabilba



4 | 2 | 183 Sqm | |

Total approx area includes outside covered areas



GROUND FLOOR



FIRST FLOOR

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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