

Yarrabilba, 13/32 Everglade Street

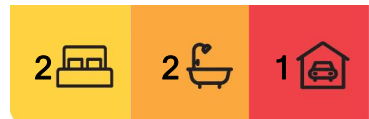
SOLD By Trudy Weaver

Modern & Stylish 2-Bedroom Unit in Prime Yarrabilba Location

Discover contemporary living at its best in this beautifully presented 2-bedroom unit, built in 2022. Perfectly positioned in the heart of Yarrabilba, this stunning apartment is just a short stroll from Coles Shopping Centre, specialty stores, and essential amenities-offering both convenience and lifestyle.

The open plan design of the main living offers a versatile and welcoming space perfect for entertaining, family gatherings, or simply unwinding. Its seamless flow to the balcony invites natural light and fresh air, creating a bright and airy atmosphere, while the air conditioner ensures year-round comfort.

The master bedroom is spacious and designed for comfort and relaxation, with direct sliding door access to the balcony. The master features both a ceiling fan and air



For Sale
Offers over \$499,000

View
ljhooker.com.au/1ZFMHGS

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LJ Hooker Property Complete
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conditioner, ensuring a pleasant atmosphere year-round. The walk-in robe offers ample storage for clothing and accessories, while the ensuite bathroom enhances convenience with a touch of luxury.

The second bedroom includes a built-in robe and ceiling fan, offering both comfort and functionality. The additional bedroom makes it ideal as a guest bedroom, home office, or personal retreat, adapting to suit your lifestyle needs.

For residents with vehicles, the designated parking spot within the complex offers added convenience and peace of mind.

Step inside to find:

- * Spacious Master Retreat - Featuring a walk-in robe, private ensuite, split-system air conditioning, and direct balcony access for seamless indoor-outdoor living.
- * Generous Second Bedroom - Complete with a built-in robe and ceiling fan for year-round comfort.
- * Stylish Open-Plan Living - Timber-look flooring flows through the light-filled lounge and dining area, creating a warm and inviting space.
- * Sleek, Modern Kitchen - Boasting ample cabinetry, storage, and a dishwasher for effortless meal prep.
- * Two Well-Appointed Bathrooms - Designed for comfort and functionality.
- * Internal Laundry with Dryer - Making everyday chores a breeze.
- * Northeast-Facing Balcony - Enjoy stunning mountain views and the warmth of the morning sun.
- * Allocated Car Space.

With contemporary finishes and a prime location in a secure building, this unit is an excellent choice for first-home buyers, investors, or those looking to downsize without compromise.

Currently tenanted until 25th November 2025 at \$450 per week.

Body Corporate information available upon request.

Don't miss out-contact Trudy Weaver on 0429 935 125 today to arrange an inspection!

Situated close to a variety of local amenities, this home is perfectly positioned to take advantage of everything Yarrabilba has to offer. Enjoy easy access to shops, cafes, and public transport options, making daily commutes and errands a breeze. Families will appreciate the walking proximity to quality educational institutions such as Yarrabilba State Primary and High School, St Clare's Catholic Primary School and San Damiano Catholic College ensuring your children have access to excellent learning facilities.

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



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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 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



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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.

More About this Property

| | |
|----------------------|---|
| Property ID | 1ZFMHGS |
| Property Type | Unit |
| House Size | 90 m2 |
| Including | Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes |

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

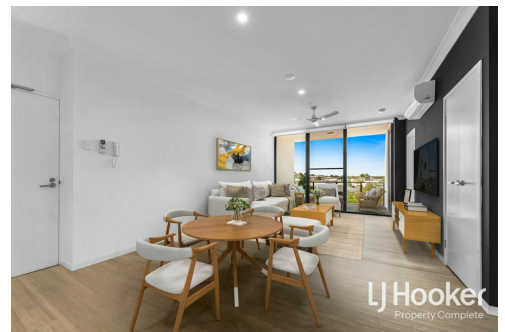
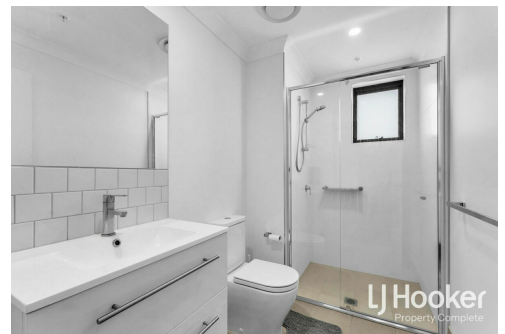
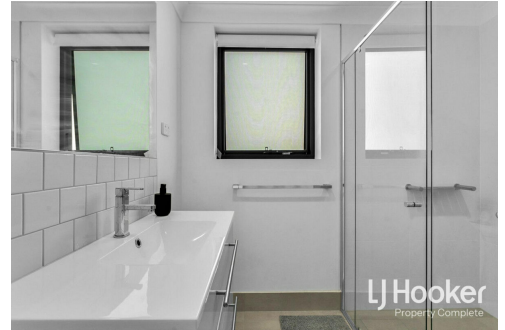
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2 | 2 | 90 Sqm |

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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