



Yarrabilba, 34/15-25 Waldron Street

Stylish & Spacious 1-Bedroom Unit with Modern Comforts!

Discover the perfect blend of style and functionality in this beautifully designed 1-bedroom unit. Ideal for singles, couples, or professionals, this unit is spacious and situated across from Coles, and it's available to move into now!

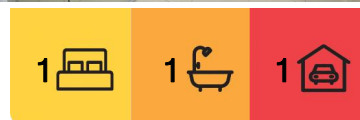
Conveniently located at the entrance to the Yarrabilba Estate and next door the brand new Yarrabilba Tavern, Shaw Street Oval and transport, this is a wonderful opportunity for a new home owner or investor.

The unit has a large open plan living area, with sliding glass doors that open onto a private balcony, extending your living space and providing the perfect spot for morning coffees, evening drinks, or just enjoying the fresh air.

Property Features include:



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 \$399,000

View

ljhooker.com.au/1Z58HGS

Contact

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LJ Hooker Property Complete
1300 360 388

Large Master Bedroom featuring a walk-in robe, split system air conditioner, ceiling fan and lots of natural light.

Dedicated Study: A private, quiet space perfect for working from home, creative pursuits, or as a reading nook.

Open-Plan Living: The combined lounge and dining area creates a seamless flow, ideal for relaxation and entertaining, with split system air conditioner.

Modern Bathroom and Internal Laundry.

Modern Design: Thoughtfully crafted with contemporary finishes and an emphasis on comfort and convenience.

Lift and stair access is available to the unit.

Rental Appraisal - \$400 per week

Body Corporate information available upon request

Whether you're looking for your first home, a downsize in accommodation, or a smart investment, this unit ticks all the boxes. Experience low-maintenance living without compromising on space or style!

Act now —opportunities like this don't last long! Call Trudy Weaver on 0429 935 125 to book your private inspection.

Everything you want in life is already within reach at Yarrabilba, with over 12,600 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, four 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

Cignall Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco

GENERAL SERVICES:



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

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More About this Property

Property ID	1Z58HGS
Property Type	Unit
House Size	88 m ²
Land Area	88 m ²
Including	Study Air Conditioning Toilets (1) Balcony Dishwasher Secure Parking

Trudy Weaver 0429 935 125

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