







37/9-13 Waldron Street, Yarrabilba

Modern, Low-Maintenance Living with Resort Style Pool

Discover the perfect blend of modern comfort, convenience and lifestyle in this well-appointed one-bedroom unit, ideally suited to first-home buyers, singles, couples or investors seeking an appealing opportunity in the heart of Yarrabilba.

Positioned within a modern complex featuring a fully maintained in-ground swimming pool, this property offers an easy-care lifestyle with the added benefit of resort-style facilities right at home. Whether you're looking to step into the property market, downsize or add to your investment portfolio, this is an opportunity worth exploring.

The bedroom features soft carpeting and a walk-through robe, while the additional study provides a versatile space ideal for working from home, reading or creating your own quiet retreat. Timber-look flooring adds a modern touch to the main living areas, creating a stylish and easy care interior.

The well-appointed kitchen combines functionality with contemporary appeal, featuring stone benchtops, an electric cooktop, oven, dishwasher drawer and pantry storage. Whether preparing a quick meal or entertaining a guest, this thoughtfully designed space has the

1 1 1

FOR SALE
Offers Over $450,000

VIEW
By Appointment

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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

essentials covered.

Adding to the home's appeal, the bathroom features a clever dual-entry design, allowing convenient access from the bedroom for ensuite-style use or from the main living area as a guest bathroom.

Step outside to the private balcony, where tiled flooring and a glass balustrade create an inviting outdoor space to enjoy your morning coffee, unwind after a busy day or entertain friends.

Property Features Include:
- Spacious master bedroom featuring a walk through wardrobe to bathroom
- Split-system air conditioning and ceiling fan to the bedroom and direct access to balcony
- Dedicated study space, ideal for working from home
- Open-plan living and dining area with split-system air conditioning, high ceilings and an abundance of natural light
- Sliding glass doors with security fly screens opening onto a private balcony
- Modern bathroom with large shower and dual entry
- Internal laundry for added convenience including a dryer and build in linen cupboard
- Lift and stair access to the unit on level 1
- Access to a fully maintained in-ground swimming pool within the complex
- Allocated under cover car space
- Body corporate information available upon request

Convenience Right at Your Doorstep

Enjoy a location that makes everyday living easy. Situated near Coles, the Yarrabilba Tavern, Shaw Street Oval and public transport, you'll have convenient access to shopping, dining, recreation and essential amenities.

Yarrabilba continues to grow as a vibrant community, offering local cafés, schools, parks, sporting facilities and extensive walking and cycling tracks. With Brisbane and the Gold Coast within reach, this location offers an appealing balance of convenience and lifestyle.

An Opportunity for Homeowners and Investors Alike

Whether you're searching for your first home, a low-maintenance base or an investment in a growing community, this modern one-bedroom unit offers practical living with the added attraction of complex pool facilities.

Don't miss your opportunity to inspect! Contact us on 0467 419 831 today to arrange your private inspection and discover the convenience of living in Yarrabilba.

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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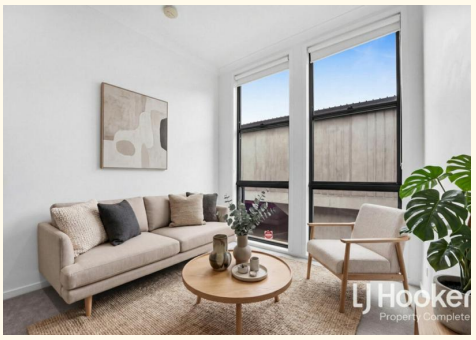
MORE DETAILS

Property ID	2202HGS
Property Type	Unit
House Size	80 m2
Including	Study
	Air Conditioning
	Toilets (1)
	Pool
	Balcony
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes

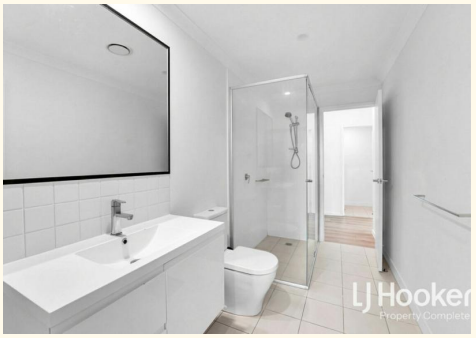
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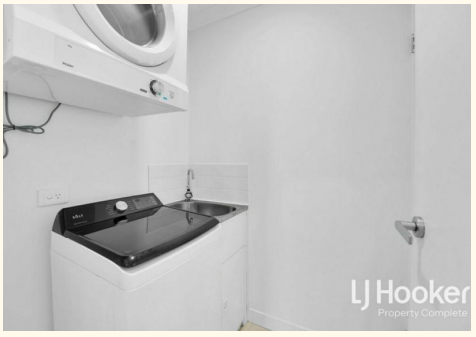
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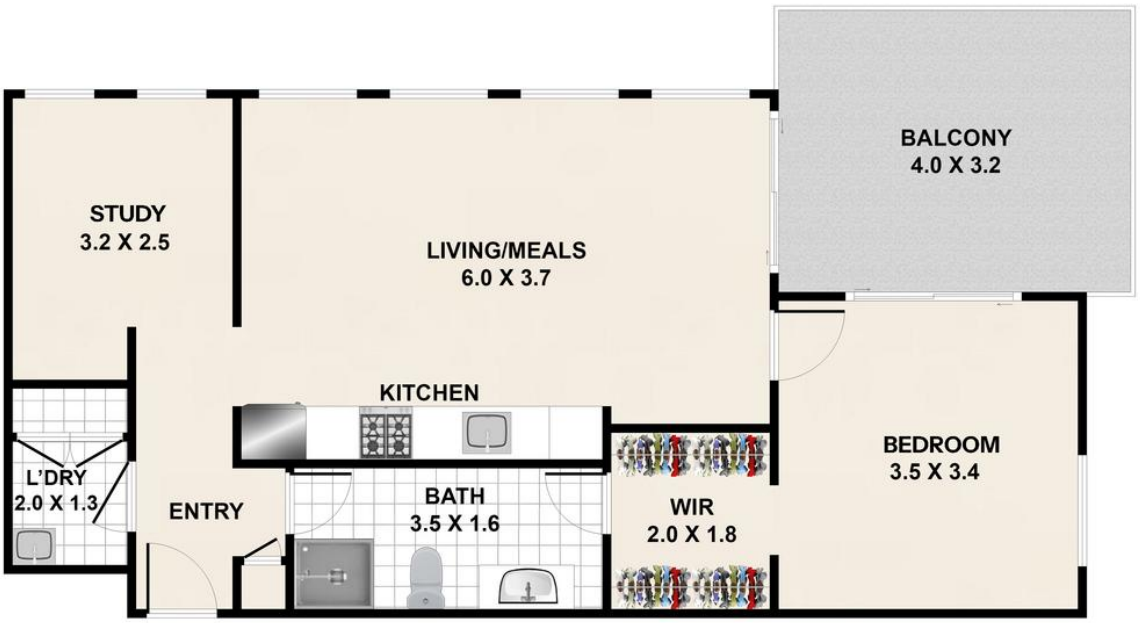


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1 | 1 | 1 | 80 Sqm |

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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