

Yarrabilba, 43/15-25 Waldron Street

SOLD by Christie Smith

Modern Apartment in a Friendly Complex - Ideal for Professionals, Couples or Singles, As an Investment or First Home

Located in stage two of a friendly community, near the entrance to Yarrabilba, 43/10-14 Shaw Street offers a modern, low-maintenance lifestyle perfect for homeowners and investors alike. Built in 2017, this stylish home with one bedroom, one bathroom, and a separate study or guest room, is designed with comfort and functionality in mind.

Stepping in from your exclusive-use staircase, you are welcomed by a thoughtfully designed floorplan optimising space and natural light. The generous master bedroom, with access to one of two private balconies, is complete with built-in wardrobes, split system air conditioning, and ceiling fans for year-round comfort.

The home's heart is an open-plan living and dining area, where contemporary finishes and



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For Sale
Offers Over \$425,000

View
ljhooker.com.au/1ZTUHGS

Contact
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1300 360 388

abundant natural light create a warm, inviting atmosphere. The modern kitchen is practical and stylish, offering ample storage, quality appliances, filtered water, and sleek cabinetry perfect for those who love to cook and entertain.

This property also boasts a dedicated undercover carport with 24/7 CCTV, ensuring convenient and secure parking for peace of mind. Next door is the complex's swimming pool, where you can find a refreshing retreat just steps away. The Coles supermarket is right across the road, and the local state school is only a five-minute drive.

Living opposite the Shaw Street oval means you'll have abundant opportunity to keep fit, and enjoy unobstructed views all the way to Mount Tamborine from your home's second larger balcony.

Whether you're looking for a secure first place to call home, or a strong investment in a high-demand and growing location, this apartment delivers on all fronts.

Property Features:

- Master bedroom with built-in wardrobes and ceiling fan, split system air conditioning, and private access to a second smaller balcony.
- Spacious study, ideal for remote work, study, or creative use.
- Stylish bathroom with modern finishes and large shower.
- Two balconies, situated either side of the apartment, allowing for a cool cross breeze in summer and amazing views to Mount Tamborine.
- Light-filled open-plan living and dining area with ceiling fans and split system air conditioning.
- Contemporary kitchen with ample storage and premium appliances.
- Carport with constant CCTV, offering peace of mind.
- Easy access to the complex's swimming pool for relaxation and leisure.
- Supermarket, state school, and other conveniences just around the corner!
- Modern, low-maintenance, and move-in ready.

Rental Appraisal: \$400 - \$425 Per Week

Body Corporate Fees: \$3,915 Per Annum

Whether you're after a contemporary home or a solid investment in a growing area, this apartment ticks all the boxes. Get in touch today to find out more!

Act now opportunities like this don't last long! Call Christie Smith 0419 684 184 or Trudy Weaver 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, 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:



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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:

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



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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:

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More About this Property

Property ID	1ZTUHGS
Property Type	Unit
House Size	85 m2
Including	Toilets (1)

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

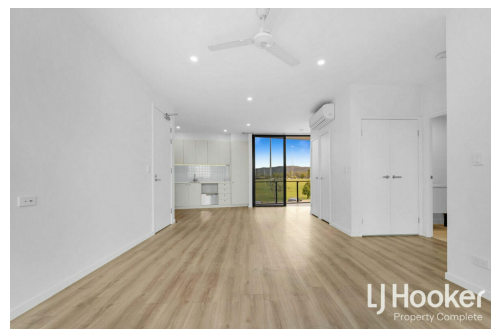
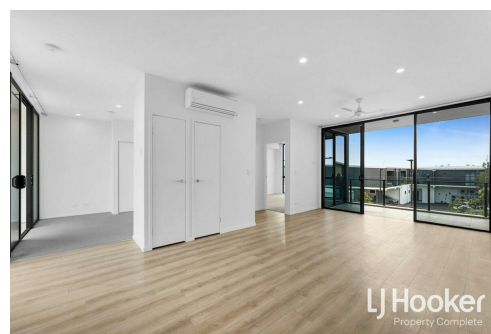
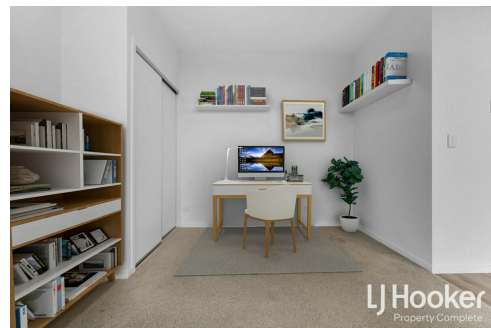
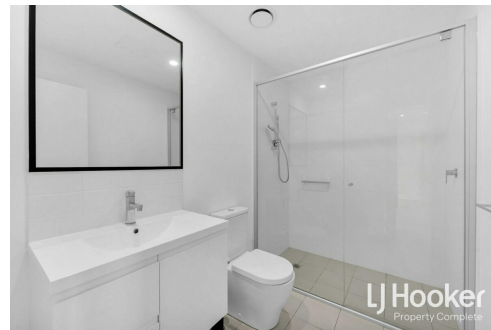
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Unit 43 15-25 Waldron Street Yarrabilba

AREA	
Internal:	67sqm
Balconies:	18sqm
Total:	85sqm



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