

# 15 Tomlinson Street, Yarrabilba, Qld 4207



## Sold House

Friday, 1 March 2024

15 Tomlinson Street, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 1

Area: 319 m2

Type: House



Trudy Weaver  
1300360388



Ted Ferisa  
1300360388

**\$654,000**

Welcome to 15 Tomlinson Street, this wonderful family home has everything you need complete with inviting inground pool. Perfectly presented and nestled on a charming corner block, this residence offers easy access to both the Catholic High School and State High School, making it an opportunity you won't want to let slip away! Discover a well-designed floor plan featuring four bedrooms that seamlessly flow into the spacious kitchen, dining, and living areas. You will enjoy the year in comfort with the convenience of split system air conditioning. The kitchen is stylish and features stone benchtops, ample storage, and a pantry to cater to your every need. Enjoy the seamless connection between the kitchen and the dining room, creating a perfect space for both daily living and entertaining. This delightful home comprises four bedrooms, two bathrooms, and a single garage. Step outside to an undercover alfresco area that overlooks the inviting inground pool. The home is strategically oriented to face east, enjoying the morning sun. Situated on a corner block, the property is fully fenced and conveniently positioned near walking paths. Only a short 5-minute drive away, you'll find Coles and other local amenities, ensuring that your daily needs are easily met. Positioned in a quiet street, this home is ready for you to move in and make it your own. Don't miss the chance to call this property your new home sweet home!

**Features of 15 Tomlinson Street, Yarrabilba:-** 4 generous bedrooms- Master bedroom with beautifully appointed ensuite- Single car lock up garage- Open plan living - Fully fenced corner block - Inground Pool: Enjoy the Queensland summer in your inground pool- Split System Air Conditioning: Enjoy year-round comfort with air conditioning- Large Kitchen equipped with electric cooktop, dishwasher and pantry Enjoy your low maintenance lifestyle at 15 Tomlinson Street. Your new home awaits, it's ready for you to move into, providing you enjoyment and comfort. Contact Trudy Weaver on 0429 935 125 or Ted Ferisa on 0417 402 682 for more information on this great home. Private inspections are available to inspect this property. We live here - we work here - we love here!

Yarrabilba is the perfect 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 start enjoying today, 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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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 5 FOLD Op Shop

**SHOPPING:** Coles Liquor Legends 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 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 Vibe Massage and Aesthetics

**PROFESSIONAL SERVICES:** ITP Income Tax Professionals ACS Legal Solutions Australian Conveyancing Solutions Mortgage Choice

**FOOD:** Yarrabilba Coffee Hub Café 63 That Wrap Place McDonalds Dominos Crisp Pizza Jimbos Fish and Chip Golden Lor Chinese Restaurant Pikoon Thai Restaurant Yarrabilba Bakery Rainbow Bakery

**EDUCATION:** Yarrabilba State Secondary College Yarrabilba State Primary school St Clare's Catholic Primary school San Damiano College Sparrow Childcare Centre Harmony Childcare Centre Grand Kids Early Learning Centre

**HEALTH AND FITNESS:** My Health South-East Skin and Medical Yarrabilba Dental Bilby Dental Terry White Chemist QML Absolute Physio and Rehab Kids Therapy Club Yarra MMALive Fit Yarrabilba Anytime Fitness Snap Fitness ESN Supplements Little Snappers Swim School

**PARKS AND RECREATION:** Plunkett Conservation Park Wickham National Park including Wickham Peak Lookout Jinnung Jalli Native Trail Gossan Circuit Shaw Street Oval sporting fields, tennis, and netball courts Current Parks with more to come: Darlington Park with water play area Buxton Park Greenstone Park Fox Park Daybreak Park Sandstone Park Public gym equipment 2 fenced Dog parks It's time to call this growing community home!

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