

# 32 Sienna Circuit, Yarrabilba, Qld 4207



## Sold House

Tuesday, 5 September 2023

32 Sienna Circuit, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 4**

**Area: 375 m2**

**Type: House**



Aaron Riding

1300360388

**\$580,050**

Step into the perfect family haven at 32 Sienna Circuit, Yarrabilba! This remarkable four-bedroom residence presents an exceptional opportunity for both families seeking their dream home and astute investors. Nestled on a serene street, this property offers the tranquility of suburban life while being conveniently close to schools, shops, cafes, and everything your family needs. This home boasts outstanding street appeal among other high-quality residences and is meticulously crafted with a focus on relaxed family living. The thoughtfully designed floor plan ensures every inch of the space is functional and family-friendly. The heart of this family-friendly residence lies in its open-plan kitchen, living, and dining area. The kitchen is a modern marvel, complete with stainless steel appliances, an electric cooktop, a spacious pantry, and an inviting island bench with a breakfast bar, where the family can gather and create lasting memories. For those cherished family movie nights or quiet moments of relaxation, there's a separate living or media room, providing extra space for all your family activities.

**Key Features:-** 4 Bedrooms- Split System Air Conditioning- Spacious kitchen, living, and dining area- Master bedroom with a walk-in robe and ensuite- Main bathroom with a separate bath and shower- Internal access from the garage- Convenient separate laundry- Secure remote-control double garage- Fully fenced backyard for peace of mind- Covered entertaining area for family get-togethers- Built in 2016- Generous 375m2 block for family fun Rental appraisal around \$560 per week. Ready to embark on your family's next adventure? Contact Aaron Riding today at 0428 819 037 for more information and to arrange a viewing. Your family's dream home awaits!

We live here - we work here - we love here Yarrabilba is the perfect combination of suburban living surrounded by rural retreats. This family friendly and community minded development is just 15 kilometres from the M1 motorway making it an easy drive to the Gold Coasts renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty. Yarrabilba is home to a variety of cafes, shops, schools, parks and community facilities with so much more yet to come. This vibrant community run many annual events including Halloween and Carols in the Parklands. Yarrabilba is a booming development positioned centrally between Brisbane and the Gold Coast. It offers a strong community making it the perfect place for whatever stage of life you are at.

**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  
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  
Jimbo's 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 MMA  
Live 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!