

45 Orb Street, Yarrabilba, Qld 4207



House For Sale

Tuesday, 21 May 2024

45 Orb Street, Yarrabilba, Qld 4207

Bedrooms: 3

Bathrooms: 1

Parkings: 1

Area: 250 m2

Type: House



Trudy Weaver
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Contact Agent

Welcome to your perfect entry into home ownership or investment with this great value 3-bedroom home! Situated in a fantastic location and only minutes to the shops and transport. This property is available now to move into as a home owner, or will be great as a rental property for the savvy investor. The floorplan offers a spacious living area, inviting you to unwind and relax. At the heart of the home, the kitchen features an island bench and abundant storage, it provides the perfect space to whip up delicious meals and gather with family and friends. Whether you're preparing a quick breakfast or hosting a dinner party, this kitchen is sure to impress. With three bedrooms, there's plenty of room for the whole family to spread out and enjoy their own space. Each bedroom offers comfort and privacy, ensuring everyone has their own space to relax and recharge. Completing the property is a single lock-up garage, providing secure parking and additional storage space for your belongings. Whether you're looking to take your first step onto the property ladder or add to your investment portfolio, this home offers endless possibilities. Don't miss out on the chance to make it yours and embark on a new chapter of homeownership or investment success!

45 Orb Street presents:

- * Master bedroom features a walk in robe and walk through to bathroom
- * 2 additional bedrooms with built in robes
- * Great open plan living
- * Internal laundry with second toilet
- * Single Car remote control garage
- * Air conditioning in main living area
- * Fully fenced backyard

Contact Trudy Weaver on 0429 935 125 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

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! 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.