

# 12 Treeline Circuit, Yarrabilba, Qld 4207



## House For Sale

Wednesday, 10 July 2024

12 Treeline Circuit, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 400 m2

Type: House



Trudy Weaver  
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## Offers over \$675,000

Discover this charming 4-bedroom, 2-bathroom house located on Treeline Circuit in the vibrant community of Yarrabilba. Built in 2014, this well-maintained property offers a generous build area of 213m<sup>2</sup>, providing ample space for comfortable family living. The home features a modern kitchen with a dishwasher and an inviting outdoor entertaining area, perfect for hosting gatherings with friends and family. Yarrabilba is a thriving suburb with a strong sense of community and excellent amenities. The property is conveniently situated close to local primary schools, making it an ideal location for families. Landscaped gardens and a fully fenced yard completes the property. Security screens offer peace of mind and a safe environment for children to play. With built-in robes and a walk-in robe in the master bedroom, storage will never be an issue. Features include: - 4 Bedrooms with built in robes and ceiling fans - 2 Bathrooms - 2 Car Double Lock up garage with internal access - Master Bedroom features ensuite with dual vanity and walk in robe - The large open plan living area includes the kitchen, dining, and living rooms, all tiled for a seamless look - Media Room - Beautiful kitchen with Island bench, equipped with an electric cooktop, dishwasher, and plenty of cupboard space - The alfresco area is perfect for outdoor entertaining - Internet data points in all rooms - Security Screens - The large backyard is fully fenced, making it a safe and enjoyable space for the entire family to use. Don't miss out on this opportunity to secure a spacious family home in a growing suburb. With its proximity to schools and essential amenities, this property won't stay on the market for long. Contact us today to arrange a viewing and make this house your new home! Contact Trudy Weaver on 0429 935 125 for more information on this great home. 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 Pikoan 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. 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