

# 11 Summerview Avenue, Yarrabilba, Qld 4207



## House For Sale

Monday, 20 January 2025

11 Summerview Avenue, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 490 m2

Type: House



Christie Smith  
1300360388



Trudy Weaver  
1300360388

## Offers Over \$719,000

Invest or Reside in the Heart of Yarrabilba Seize this opportunity to invest in a high-growth area with great rental potential. Great return and excellent location, this property is sure to generate interest quickly. Act now to secure this promising investment in Yarrabilba—contact us today! This charming four-bedroom residence on Summerview Avenue offers a blend of comfort and convenience, ideally suited for families seeking a welcoming neighborhood. With two modern bathrooms and a spacious double garage, this property provides ample space for growing families and is designed to accommodate a busy lifestyle with ease. Step outside to a fully fenced backyard perfect for entertaining or relaxing with loved ones. The undercover entertainment area invites you to enjoy Queensland's beautiful weather all year round. With easy access to public transport, commuting is a breeze, allowing you more time to enjoy the comforts of your new home. Opportunities like this are rare; seize the chance to become part of this thriving community today! Features: \* All bedrooms with BIR, carpeted & ceiling fans.\* Master with aircon & ceiling fan, ensuite + WIR.\* Separate carpeted media room with fan \* Main kitchen lounge area is tiled with aircon & ceiling fan.\* Kitchen with electric cooking & dishwasher.\* Security screens throughout (doors and windows).\* All rooms separate from each other.\* Covered timber deck extension on patio.\* Side access with double gate.\* Main bathroom with separate bathtub & separate toilet.\* Separate internal laundry with direct access to backyard and clothesline.\* Corner block.\* Large double garage. Current rental appraisal: \$580.00 Per Week. Yarrabilba is great 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 grow your business, 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 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, 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 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 That Wrap Place McDonalds Red Rooster Dominos Crisp Pizza Jimbos Fish and Chip Golden Lor Chinese Restaurant Sushi Paradise Guru – Fine Indian Cuisine Pikoan Thai Restaurant Yarrabilba Bakery Rainbow Bakery 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.