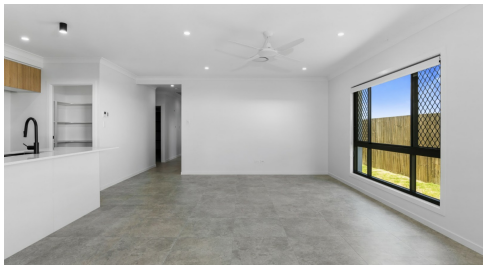
35 LIVERPOOL CIRCUIT, YARRABILBA, QLD, 4207









SOLD

MODERN 4BR FAMILY HAVEN IN YARRABILBA'S HEART

Step into contemporary family living at its finest with this impressive 4-bedroom house on Liverpool Circuit, perfectly positioned in Yarrabilba's thriving community. This beautifully designed residence combines modern comfort with practical family functionality, offering everything today's discerning buyers are seeking in Queensland's fastest-growing locality.

The heart of this home showcases quality floorboards throughout, creating a seamless flow between the generous living spaces. Four well-appointed bedrooms provide comfortable accommodation for the whole family, complemented by two full bathrooms including a convenient ensuite to the master bedroom. Built-in wardrobes ensure ample storage, while the dedicated study offers the perfect work-from-home solution or quiet retreat for the children's homework.

• Spacious rumpus room ideal for family entertainment and relaxation
• Modern kitchen featuring built-in dishwasher and quality appliances
• Year-round comfort with ducted heating, ducted cooling, and gas heating
The outdoor entertainment possibilities are truly exceptional, with multiple areas designed for Queensland's enviable climate. A generous deck extends your living space outdoors, while the dedicated entertainment area provides the perfect setting for barbecues and gatherings with family and friends. The fully fenced 413 square metre block ensures privacy and security, particularly important for families with children and pets.

Secure parking is well-catered for with a remote-controlled double garage, providing convenient access and additional storage space. The outdoor entertainment area seamlessly connects indoor and outdoor living, making this property ideal for the Australian lifestyle.

Yarrabilba represents one of Queensland's most exciting growth stories, transforming into a master-planned community designed to house up to 50,000 residents. This thoughtfully planned locality offers families everything they need within easy reach, from brand-new educational facilities to beautiful parklands and recreational spaces.

• Yarrabilba State School and St Clare's Catholic Primary School for primary education
• Yarrabilba State Secondary College and San Damiano College for secondary schooling

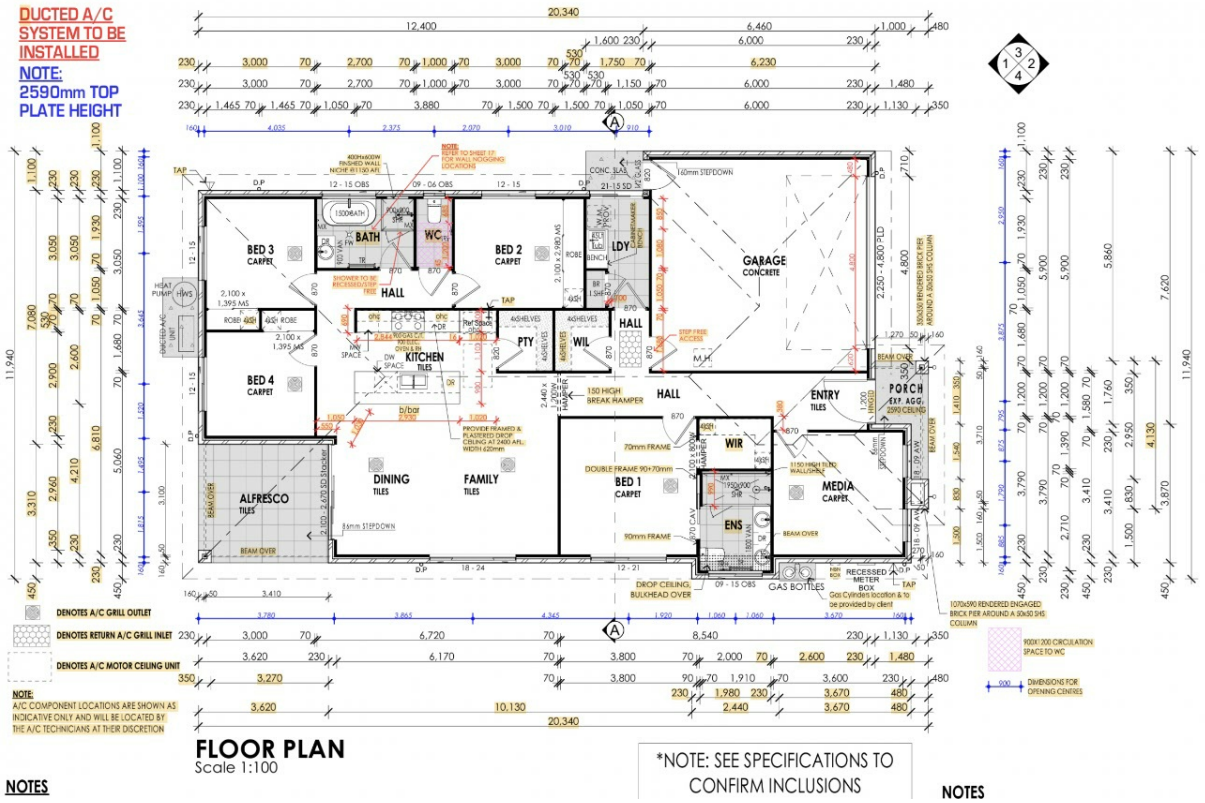
4 BED | 2 BATH | 2 CAR

PRICE:
$999,000

OPEN FOR INSPECTION:
N/A



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FLOOR PLAN
Scale 1:100

*NOTE: SEE SPECIFICATIONS TO CONFIRM INCLUSIONS

NOTES

NOTES

Area Calcs	
Desc.	Area m2
ALFRESCO	12.0
GARAGE	38.4
LIVING	157.6
PORCH	3.7
	211.7 m²

Roof Areas	
Plan Area	Raked Area
2.9	3.2
3.6	4.0
3.9	4.4
6.3	7.0
6.4	7.1
10.4	11.5
23.0	25.4
31.9	35.2
66.1	73.0
83.4	92.1
237.9 m²	262.9 m²

Disclaimer: Please note this floor plan is for marketing purposes and is to be used as a guide only. All dimensions are estimates only and may not be exact measurements.

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