



6 Skyblue Circuit, Yarrabilba

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An Investment Opportunity Not To Be Missed!

Inspection By Appointment Only - Due To Tenant Request - Call Sam 0404 901 465

Positioned smack bang in the heart of the South East Queensland Growth Corridor and poised for future growth, 6 Skyblue Crt offers the perfect opportunity to purchase an outstanding and affordable near new, free standing investment/family home.

- Large open plan air conditioned tiled living and dining
- Modern gas kitchen overlooks the living space
- Master with WIR & ensuite
- Alfresco entertaining area
- Grassy yard perfect for the kids and pets
- Outdoor entertaining area
- Main bathroom with separate toilet
- Double lock up garage
- Land Size: 320m²
- Rental Return: \$370 per week
- Rental Appraisal: \$370 - \$390 per week
- Lease Expires: 23/10/18
- Council & Water Rates: \$3,545 pa approx.
- Year Built: 2016

Centrally positioned between Brisbane and the Gold Coast, this property has everything you could want at your door step. Yarrabilba is a booming new community with shopping precincts, medical centres, schools, cafes, restaurants, parks and recreational facilities all within walking distance of each other. It is easy to see why this suburb has been pegged as Southeast Queensland's next hot spot!

For more information, please do not hesitate to contact The Sam Westaway Team.

****Please note that the property is currently tenanted and previous rental advertising photos have been used at their request****

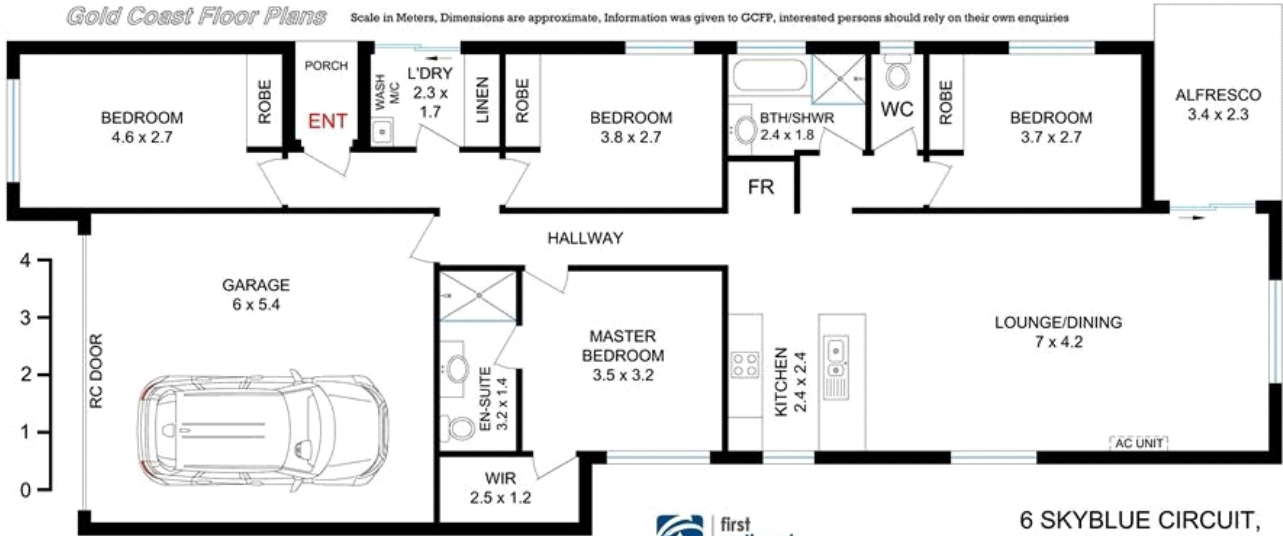
Price Guide Above \$359,000

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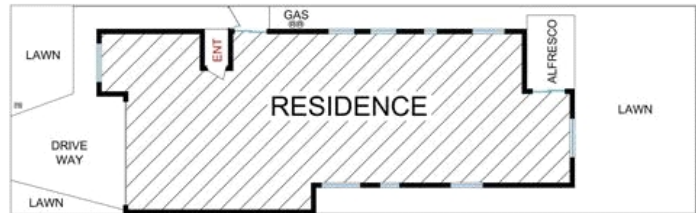
Sam Westaway
0404 901 465

Gold Coast Floor Plans Scale in Meters, Dimensions are approximate, Information was given to GCFP, interested persons should rely on their own enquiries



Land Size 320m²

Internal Area 162.5m²
Porch 1.8m²
Alfresco 7.5m²
Ceiling Height 2.4m



SITE PLAN (Not to Scale)