



Yarrabilba, 12 Musgrave Street

MUST SELL NOW! - 640m2 Land Size

If you have been searching for the perfect block of land look no further, this is a fantastic 640m2 Block is wonderful opportunity to build your new home!

20m Frontage and 32m Depth. This is a premium block, that must sell now!

You can start planning your new home with your choice of builders or let use help with packages from \$799,000!

This is a wonderful opportunity to build in Yarrabilba's newest land release. If you are looking for a lifestyle change and would like to build your dream home in a fantastic community, this land is for you.

Yarrabilba is great combination of suburban living surrounded by rural retreats and natural parklands. This family friendly and community minded master planned development is



Disclaimer: All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.



LAND 640 m2

For Sale

Offers Over \$499,000

Contact

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LJ Hooker Property Complete
1300 360 388

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 14,000 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, 5 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

5FOLD Op Shop

SHOPPING:

Coles

McGuire's Cellars

Just Crazy Bargains

Cignall Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco

Silly Solly's

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



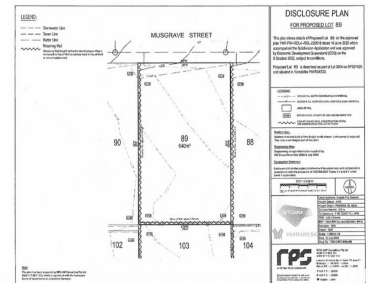
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Faded Ink and Barber
 True Nails & Foot Spa
 Gold Class Nails
 Koco Hair Studio
 Beauty by Savi
 Envy Aesthetic Ink & Beauty
 Vibe Massage and Aesthetics
 Meridian Aesthetics

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
 Pikoon Thai Restaurant
 Yarrabilba Bakery
 Rainbow Bakery



More About this Property

Property ID	1ZRUHGS
Property Type	Residential
Land Area	640 m2

Trudy Weaver 0429 935 125
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