

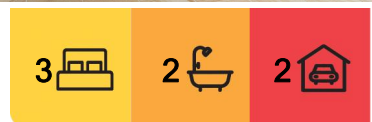
## Yarrabilba, 114 McKinnon Drive

### Stylish Dual-Living Opportunity Overlooking Natural Bushland

Perfectly positioned in a prime location within walking distance to Yarrabilba State Secondary College, 114 McKinnon Drive presents a rare and versatile opportunity for both families and savvy investors alike. This stunning high-set home, set on a desirable corner block and overlooking serene natural bushland, is brimming with potential—and it won't last long!

Boasting dual occupancy potential with separate ground floor and top floor entries, this modern two-storey residence offers flexibility for extended families, teenage retreats, or a dual-income investment opportunity.

Upstairs features an open-plan kitchen, dining, and living area filled with natural light, flowing seamlessly onto a spacious entertainer's balcony with peaceful parkland views. Two generous bedrooms, a well-appointed bathroom, second toilet, and internal laundry



**For Sale**  
Contact Agent

**View**  
[ljhooker.com.au/1ZQJHGS](https://ljhooker.com.au/1ZQJHGS)

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**LJ Hooker Property Complete**  
**1300 360 388**

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complete this comfortable level.

Downstairs, a completely self-contained space offers a third bedroom, second living/bedroom area, bathroom, kitchenette, and its own laundry —ideal for multi-generational living or independent rental.

#### Property Features at a Glance:

- Elevated corner block with bushland views
- Dual living potential with separate access to both levels
- 2 bedrooms upstairs with BIRs, ceiling fans & modern bathroom
- Downstairs: 1 bedroom, extra living/bedroom, bathroom, kitchenette & laundry
- Stylish upstairs kitchen with ample bench space and storage
- Light-filled open-plan living and dining area opening onto large balcony
- Two air-conditioners for year-round comfort
- Steel frame construction (built in 2019)
- Carpeted bedrooms and low-maintenance flooring throughout
- Single lock-up garage plus additional car parking
- Low maintenance block in a peaceful location

Current lease expires 26 November 2025 at \$510 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 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



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Just Crazy Bargains  
Silly Solly's  
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 & Rescue Station  
EMF Fitness & Recovery Yarrabilba  
Anytime Fitness  
Snap Fitness  
Fitstop Yarrabilba

**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



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Crisp Pizza  
 Jimbos Fish and Chip  
 Golden Lor Chinese Restaurant  
 Sushi Paradise  
 Guru —Fine Indian Cuisine  
 Pikoon Thai Restaurant  
 Yarrabilba Bakery  
 Rainbow Bakery

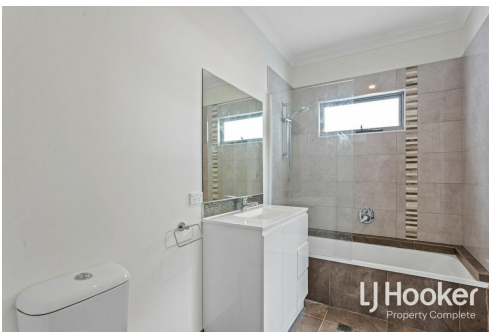
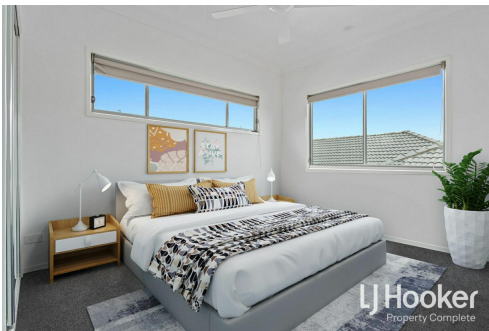
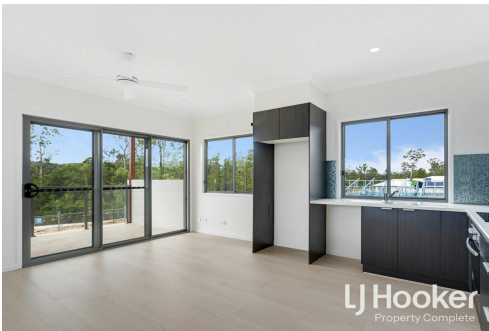
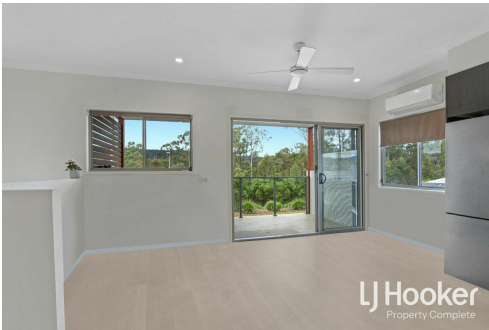
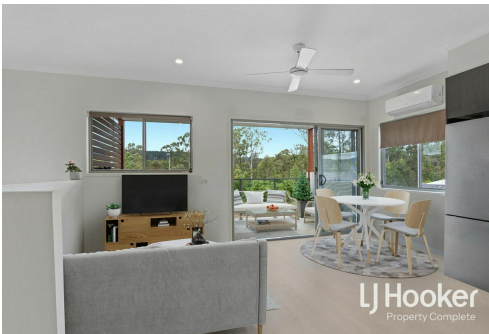
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## More About this Property

Property ID	1ZQJHGS
Property Type	House
House Size	152 m2
Land Area	221 m2
Including	Air Conditioning Balcony Deck Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

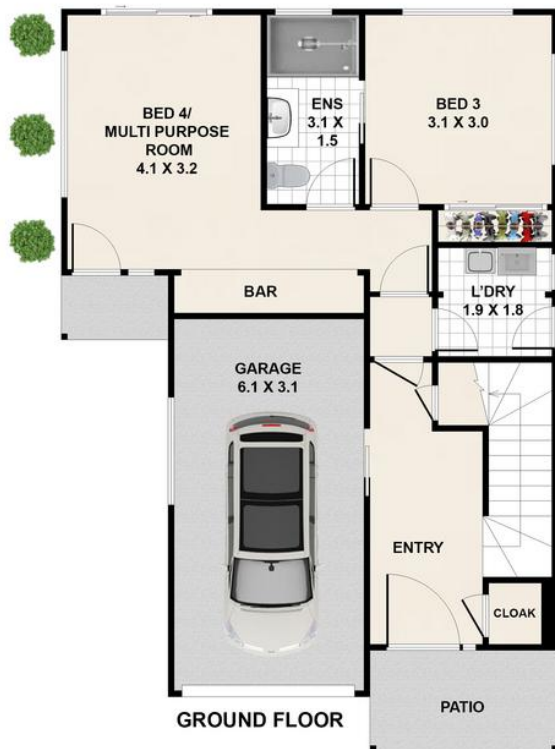
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Approx Sqm  
 Inside Areas - 136.0 Sqm  
 Outside Areas - 16 Sqm  
 The Total Areas - 152.0 Sqm



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Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.