



13 Namba Circuit, Yarrabilba

SOLD By Christie Smith

Modern Low-Set Family Home with Media Room & Ducted Air

Welcome to 13 Namba Circuit, Yarrabilba - a 2024 build that combines modern style with everyday comfort in the heart of a thriving community. Positioned within the highly popular 'The Parks' precinct, on a 458m² block, this spacious 242m² low-set home offers the perfect blend of contemporary design and practical family living.

Featuring a thoughtfully designed layout, the home boasts four generous bedrooms, an open-plan kitchen with huge walk in pantry, living, and dining area, plus a separate multipurpose room-ideal for movie nights or a private retreat. With ducted air conditioning throughout, every season is enjoyed in comfort. Step outside to a fully fenced backyard, perfect for children and pets to play safely, or for entertaining with ease.

Currently leased to excellent tenants until May 2026, this is a prime investment opportunity in a fast-growing, family-friendly community.

Property highlights:

- " Built in 2024 —near new!
- 242m² under roof on a 458m² block
- 4 bedrooms + separate multipurpose room

4 2 2

FOR SALE

Offers Over \$849,000

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- Open-plan living and dining
- Ducted air conditioning throughout
- Fully fenced, low-maintenance yard
- Secure tenancy in place until May 2026

Whether you're expanding your investment portfolio or securing a future family home, this quality-built property is a standout opportunity that ticks every box.

Yarrabilba is the perfect 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 start enjoying today, 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
 Liquor Legends
 McGuire's Cellars
 Silly Solly's
 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
 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
Vibe Massage and Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals
ACS Legal Solutions
Australian Conveyancing Solutions
Mortgage Choice

FOOD:

Yarrabilba Coffee Hub
Café 63
That Wrap Place
McDonalds
Dominos
Crisp Pizza
Jimbos Fish and Chip
Golden Lor Chinese Restaurant
Pikoon Thai Restaurant
Yarrabilba Bakery
Rainbow Bakery
Red Rooster

EDUCATION:

Yarrabilba State Secondary College
Yarrabilba State Primary school
St Clare's Catholic Primary school
San Damiano College
Sparrow Childcare Centre
Harmony Childcare Centre
Grand Kids Early Learning Centre

HEALTH AND FITNESS:

My Health South-East Skin and Medical
Yarrabilba Dental
Bilby Dental
Terry White Chemist
QML
Absolute Physio and Rehab
Kids Therapy Club
Yarra MMA
Live Fit Yarrabilba
EMF
Anytime Fitness
Snap Fitness
ESN Supplements
Little Snappers Swim School

PARKS AND RECREATION:

Plunkett Conservation Park
Wickham National Park including Wickham Peak Lookout
Jinnung Jalli Native Trail Gossan Circuit
Shaw Street Oval sporting fields, tennis, and netball courts

Current Parks with more to come:

Darlington Park with water play area
Buxton Park
Greenstone Park
Fox Park
Daybreak Park
Sandstone Park
Public gym equipment
2 fenced Dog parks

It's time to call this growing community home!

Disclaimer:

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MORE DETAILS

Property ID	208JHGS
Property Type	House
House Size	242 m2
Land Area	458 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

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4 | 2 | 2 | 242 Sqm |

Total approx area includes outside covered areas



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

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