

Yarrabilba, 158 Darlington Drive

Vacant and Ready to Go

This delightful 4-bedroom, 2-bathroom home on Darlington Dr in Yarrabilba offers a fantastic opportunity for space and comfort, having large living and dining area and separate lounge as well as study nook at the entrance.

* Rent \$535 per week until May 2025

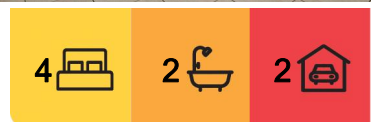
* Rent appraisal \$580 per week

Located close to reputable schools like Yarrabilba State Secondary College and St Clare's Primary School, this home is perfect for families. The charming pergola area offers a great spot for outdoor dining or relaxing on weekends. Don't miss out on this affordable gem in the heart of Yarrabilba-contact us today to make it yours!

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.



For Sale
Offers Over \$699,000

View
ljhooker.com.au/1Z92HGS

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LJ Hooker Property Complete
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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 12,000 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, four 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

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

Faded Ink and Barber



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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

EDUCATION:

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

HEALTH AND FITNESS:

City Cave Yarrabilba
My Health South-East Skin and Medical
Radiant Radiology Yarrabilba
Yarrabilba Dental
Bilby Dental
Terry White Chemist
QML
Absolute Physio and Rehab



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Kids Therapy Club
Yarra MMA
Live Fit Yarrabilba
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:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

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| Property ID | 1Z92HGS |
| Property Type | House |
| House Size | 204 m ² |
| Land Area | 320 m ² |
| Including | Ensuite Study Air Conditioning Toilets (2) Dishwasher Built-in-Robes Remote Garage |

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

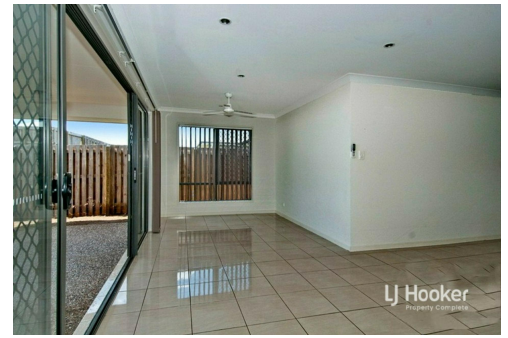
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