



165 Darlington Drive, Yarrabilba

## Sold by Christie Smith!!

Beautiful Family Home!

Positioned in a highly sought after location, 165 Darlington Drive, Yarrabilba presents an outstanding opportunity to secure a solid family home in one of the community's most convenient pockets.

Set on a 448m<sup>2</sup> block, this well-maintained property features four bedrooms, two bathrooms and a double lock-up garage, offering a functional and open plan layout. Designed for comfortable living, the home appeals to both owner-occupiers and investors alike.

The standout location places you within walking distance to both the primary and secondary schools, making it an ideal choice for families and ensuring ongoing tenant demand. Being centrally located in Yarrabilba, you're also close to parks, shops, childcare centres and public transport - everything needed for easy everyday living.

Currently tenanted, this property provides immediate rental income and a sense of security for investors looking to add a low-maintenance asset to their portfolio.

Whether you're looking to invest in a high-growth area or secure a future family home in a prime position, this property represents a

4 2 2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.



smart and versatile opportunity.

Key features:

- 448m2 Land Size
- Built in 2015
- Currently tenanted to April 2026
- 4 Bedrooms with built in robes
- Master bedroom with ensuite and walk in robe
- 2 Bathrooms
- Open plan living - combined dining and lounge areas
- Large modern kitchen
- Ducted air conditioning

Yarrabilba is a thriving master-planned community ideally positioned between Brisbane and the Gold Coast, offering a relaxed suburban lifestyle with excellent access to nature, amenities and future growth. Today the area features multiple schools, childcare centres, parks and recreational spaces, local shops, health services and regular community events that bring neighbours together.

What makes Yarrabilba truly exciting is what's still to come - a major town centre with expanded retail, cafés and employment opportunities, an extensive network of walking and cycling paths, and vibrant community facilities designed to enhance connection and lifestyle. A fully integrated, family-focused and future-ready community - Yarrabilba is growing. Come be part of it all.

Disclaimer:

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**MORE DETAILS**

Property ID	2105HGS
Property Type	House
House Size	204 m2
Land Area	448 m2
Including	Ensuite Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

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**Approx Sqm**  
 Inside Areas - 171.8 Sqm  
 Outside Areas - 32.3 Sqm  
 The Total Areas - 204.1 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.