







22 Expedition Road, Yarrabilba

Family Living, Solar Savings & Your Future Starts Here!

Your new home awaits with a spacious and thoughtful design, including four-bedrooms and offering the perfect combination of comfort, modern living and energy efficiency.

Currently leased until January 2027, this property presents an excellent opportunity for investors seeking an established tenancy, or owner-occupiers looking to secure their perfect home now and make the move early in the new year - perfectly timed to start the 2027 school year.

Inside, the home delivers a generous open-plan living and dining area that forms the heart of the home, complemented by a well-appointed modern kitchen featuring a 900mm DeLonghi gas cooktop and quality appliances. Whether you're preparing family meals or entertaining guests, there's plenty of space to enjoy everyday living.

The master suite provides a private retreat with a walk-in wardrobe and ensuite, while the three additional bedrooms feature built-in wardrobes and are serviced by the main bathroom.

Adding to the home's appeal is an impressive 13.2kW solar system,

4 2 2

FOR SALE
Offers Over $769,000

VIEW
By Appointment

AGENTS

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Interested parties must rely solely on their own enquiries.

combined with 10kW ducted air conditioning, insulation, and security screens throughout -providing year-round comfort with energy efficiency in mind.

Outside, the private backyard and covered patio create a wonderful space for entertaining, weekend barbecues or simply relaxing with the family. A large garden shed provides valuable additional storage, while the double garage completes the practical package.

Positioned in the heart of Yarrabilba, you're surrounded by parks, schools, shops and everyday amenities, with convenient access to major road connections linking you to both the Gold Coast and Brisbane.

Whether you're looking for a secure investment or planning your family's next move for 2027, 22 Expedition Road is a property worth putting on your inspection list.

Property Features:

- Four spacious bedrooms with ceiling fans and built in robes
- Master bedroom with walk-in wardrobe and ensuite
- Three additional bedrooms with built-in wardrobes
- Two beautifully appointed bathrooms
- Spacious open-plan living and dining
- Modern kitchen with 900mm DeLonghi gas cooktop and quality appliances
- 13.2kW solar system
- 10kW ducted air conditioning
- Insulation to ceiling
- Security screens to all doors
- Covered outdoor patio
- Double lock-up garage
- Private and fully fenced backyard
- Large garden shed
- Currently leased until January 2027
- Convenient Yarrabilba location close to schools, parks, shops and amenities

An ideal opportunity to secure your next home now and be ready to move in for the start of the 2027 school year.

Beyond the home itself, you'll be investing in one of South East Queensland's fastest-growing master-planned communities. Yarrabilba continues to thrive with an ever-expanding range of schools, parks, shopping, cafés, sporting facilities and everyday conveniences, while remaining within easy reach of both Brisbane and the Gold Coast. With ongoing infrastructure and future development continuing to enhance the area, now is an excellent time to secure your place in a suburb with a bright future. Whether you're looking to move in, invest or grow with the community, Yarrabilba offers an outstanding lifestyle and long-term potential.

Disclaimer:
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MORE DETAILS

Property ID	21WVHGS
Property Type	House
House Size	194 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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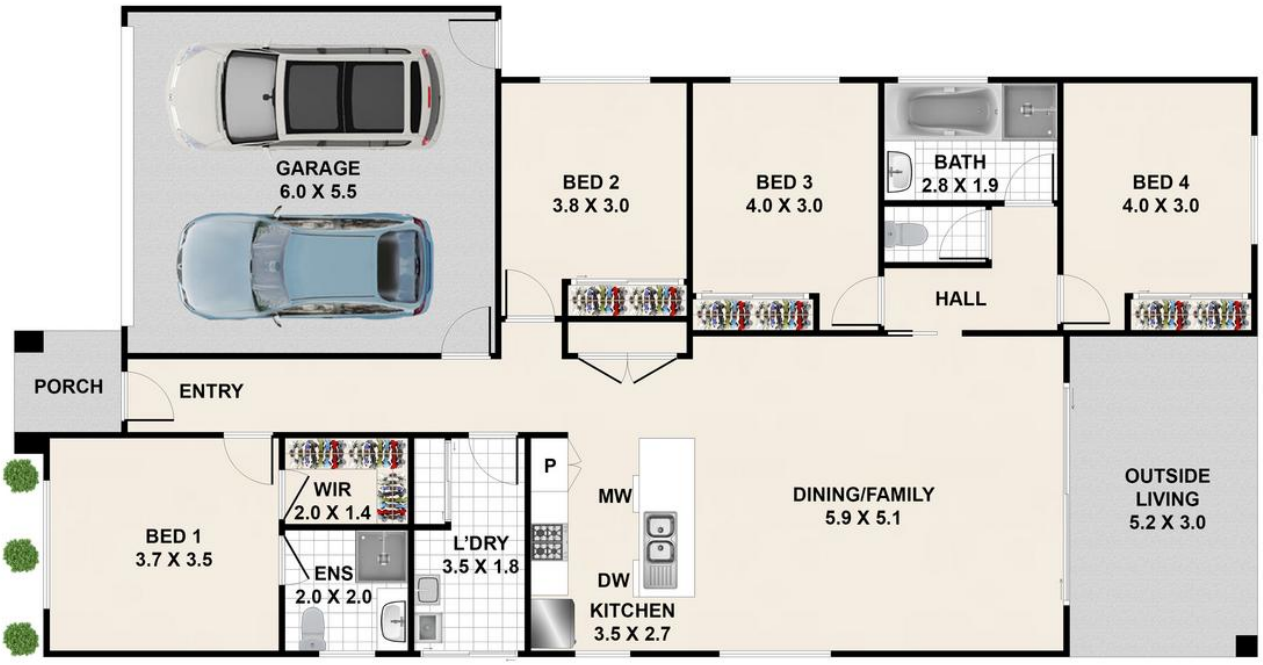
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4 | 2 | 2 | 194 Sqm |

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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