



22 Lambent Street, Yarrabilba

## Family Lifestyle Meets Smart Investment - Ducted Aircon & Solar

Built in 2016, this beautifully designed low-set home offers 220m<sup>2</sup> of modern living on a generous 400m<sup>2</sup> block. Perfect for families or investors, it combines functional layout, quality finishes, and excellent rental return.

Inside, you'll find four well-appointed bedrooms, including a master suite complete with walk-in robe and ensuite. A separate media room and additional study nook provide flexible living options, while the open-plan kitchen and dining area is the true heart of the home. The kitchen comes well equipped with gas cooking, a dishwasher, and plenty of storage for everyday convenience.

Step outside and enjoy a generous fully fenced backyard where the kids and pets can play, alongside a covered alfresco with a mains gas connection for easy BBQs and outdoor gatherings.

### Key Features:

- 4 bedrooms, 2 bathrooms, and double lock-up garage
- Beautiful raked ceilings in the main living area with split system air-

4 2 2

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

LJ Hooker Property Complete  
1300 360 388

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.

LJ Hooker

- conditioning
- Ducted air-conditioning throughout
- 6.5kW solar system
- Master bedroom with walk-in robe and ensuite
- Separate media room + dedicated study nook
- Modern kitchen with gas cooking, dishwasher & ample storage
- Covered alfresco with gas connection to mains BBQ
- Large, fully fenced backyard

Investment Details:

- Currently leased until 13/10/2025 at \$600 per week
- Rental appraisal of \$670 per week, with rent review due from 14/10/2025

This property offers the perfect balance of lifestyle and long-term value-whether you're looking to secure your next home or add a reliable investment to your portfolio.

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:

**COMUNNITY 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  
 Signall, 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	209DHGS
Property Type	House
House Size	220 m2
Land Area	400 m2
Including	Ensuite Study Air Conditioning Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Solar Panels

**Christie Smith 0419 684 184**

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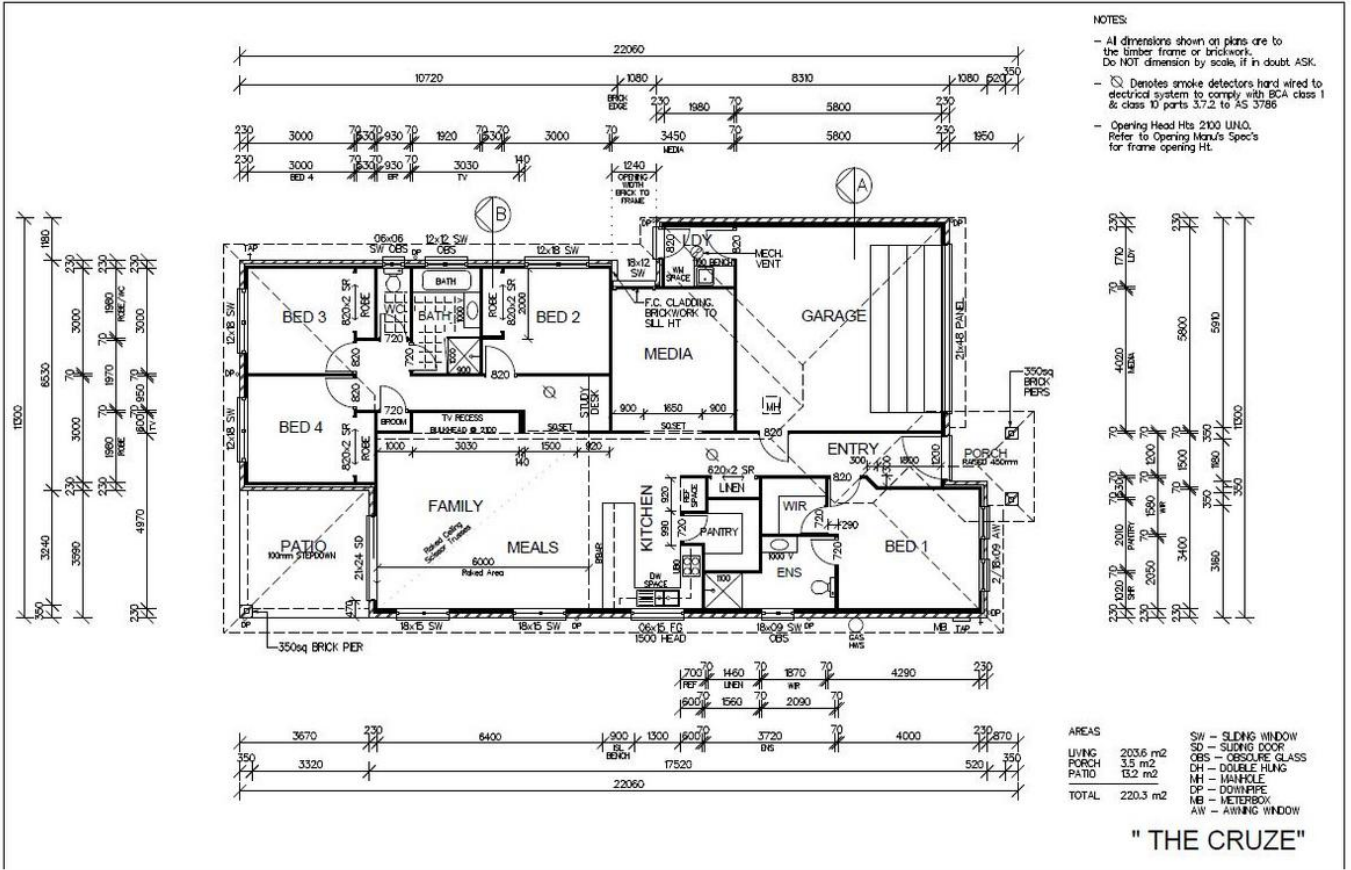
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