



## Yarrabilba, 22 Lambent Street

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

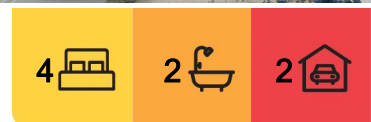
Built in 2016, this beautifully designed low-set home offers 220m<sup>2</sup> of modern living on a generous 400m<sup>2</sup> block. Perfect for families or investors, it combines functional layout, quality finishes, and excellent rental return.

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.



**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**  
Contact Agent

**View**  
Sat 30th Aug @ 10:00AM - 10:30AM

**Contact**  
**Trudy Weaver**  
0429 935 125  
tweaver@ljhcomplete.com.au  
**Christie Smith**  
0419 684 184  
csmith@ljhcomplete.com.au

**LJ Hooker Property Complete**  
**1300 360 388**

#### Key Features:

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

#### 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



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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



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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:

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.



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## More About this Property

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

### Trudy Weaver 0429 935 125

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

### Christie Smith 0419 684 184

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

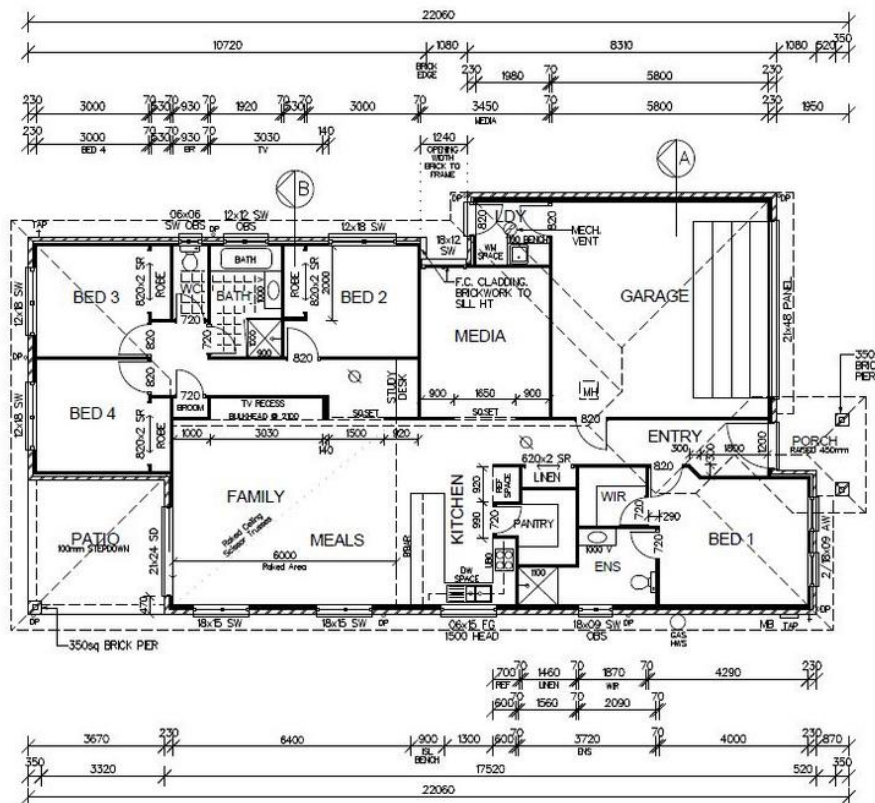
### LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207  
[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



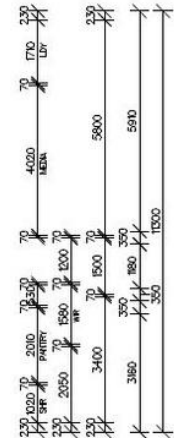
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#### NOTES:

- All dimensions shown on plans are to the timber frame or brickwork. Do NOT dimension by scale, if in doubt ASK.
- Denotes smoke detectors hard wired to electrical system to comply with BCA class 1 & class 10 parts 3.7.2 to AS 3786
- Opening Head Hts 2100 UNLO. Refer to Opening Manuf's Spec's for frame opening HT.



#### AREAS

LIVING	203.6 m2
PORCH	3.5 m2
PATIO	13.2 m2
TOTAL	220.3 m2

SW - SLIDING WINDOW  
SD - SLIDING DOOR  
OBS - OBSOLETE GLASS  
DH - DOUBLE HUNG  
MH - MAINHOLE  
CP - DOWNPIPE  
MB - METERBOX  
AW - AWNING WINDOW

" THE CRUZE "