







31 Neumann Drive, Yarrabilba

Low Maintenance, Family Ready & Priced to Impress

Designed with everyday family life in mind, 31 Neumann Drive delivers the space, separation and practicality buyers are looking for. With four bedrooms, two bathrooms, a double garage and a separate media room, there's room for everyone without creating a home that feels like hard work to maintain.

The heart of the home is the generous open-plan kitchen, living and dining area. Light, comfortable and designed to bring everyone together, it's a space that works just as well for busy weekday mornings as it does for relaxed dinners and weekends spent entertaining.
The kitchen keeps you right amongst the action, offering plenty of bench space and storage while overlooking the main living zone. It's practical, functional and positioned exactly where you want it in a family home.

When everyone needs a little breathing room, the separate media room is a major bonus. Set it up for movie nights, create a kids' retreat, gaming room or simply enjoy having that valuable second living space away from the main hub of the home.
The master bedroom provides a comfortable retreat of its own,

4 2 2

FOR SALE
Offers Over $699,000

VIEW
By Appointment

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complete with a walk-in robe and private ensuite, while the remaining three bedrooms provide plenty of room for children, guests or even a work-from-home setup.

The main bathroom is fresh and functional, complete with a separate bathtub and shower, while the home's neutral colour palette makes it easy to move straight in and add your own personality over time.

Outside continues the easy-living theme, with a low-maintenance yard that gives you usable outdoor space without sacrificing every weekend to mowing and gardening. The double garage provides secure parking and additional practicality for the household.

Property Highlights

- Four bedrooms with built in robes and ceiling fans
- Master suite with walk-in robe and private ensuite
- Main bathroom with separate bath and shower
- Separate media room / second living area
- Spacious open-plan living and dining
- Well-positioned kitchen with excellent storage and preparation space
- Air-conditioning and ceiling fans
- Neutral, easy-to-style interiors
- Double lock-up garage
- Low-maintenance outdoor area
- Practical floorplan designed for family living

And when you do venture beyond home, everyday essentials are in easy reach. Yarrabilba has quickly grown into far more than simply another residential estate. Families already have access to multiple schools, childcare, shopping, dining, sporting facilities, parks and an extensive network of walking and cycling paths. Popular green spaces include Darlington Parklands and Buxton Park, while local education options include Yarrabilba State School, Yarrabilba State Secondary College, South Rock State School, St Clare's Catholic Primary School and San Damiano College.

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MORE DETAILS

Property ID	21URHGS
Property Type	House
House Size	179 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage
	Liveability











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4 | **2** | **2** | **176Sqm**

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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