



Yarrabilba, 39 Darrau Avenue

Investment Opportunity!

Seize this opportunity to invest in a high-growth area with great rental potential. With Great long term tenants, great return and excellent location, this property is sure to generate interest quickly. Act now to secure this promising investment in Yarrabilba-contact us today!

*Current Rent \$530.00 per week

*Last increase 19/03/2024

*Lease: 19/03/2024 - 31/03/2025

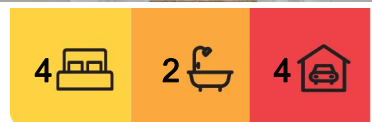
*Rental Appraisal \$590 per week

Property Features:

- Great sized master bedroom with built-ins, fan and an ensuite
- 3 other bedrooms all with built in wardrobes and ceiling fans



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
Offers Over \$699,000

View
ljohnhooker.com.au/1Z1AHGS

Contact
Christie Smith
0419 684 184
csmith@ljhcomplete.com.au

LJ Hooker Property Complete
1300 360 388

- Modern bathroom with separate toilet
- Tiled Open plan kitchen, dining, lounge with air conditioning
- Separate carpeted family area
- Modern kitchen with stainless steel appliances including dishwasher
- Plenty of linen storage
- Security screens throughout
- Double lock up garage
- Security screens throughout

Yarrabilba is renowned for its welcoming atmosphere and excellent amenities, making it a highly sought-after area for families. Enjoy the convenience of being close to local schools and a variety of shopping options, ensuring all your daily needs are met with ease. The suburb also boasts great public transport links, making commuting to nearby areas seamless and stress-free.

This property is perfect for those who love outdoor entertaining, with a fully fenced backyard and undercover entertainment area providing the ideal space for gatherings with friends and family. The home is equipped with modern features like air conditioning and built-in robes, ensuring both comfort and style. Don't miss out on this affordable opportunity to become part of the Yarrabilba community. Act now to secure your future in this thriving location!

Yarrabilba is great 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 grow your business, 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 12,600 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, four 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



LJ Hooker Property Complete
1300 360 388

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.

McGuire's Cellars
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
Kennards Self Storage
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
Koco Hair Studio
Beauty by Savi
Envy Aesthetic Ink & Beauty
Vibe Massage and Aesthetics
Meridian Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals
ACS Legal Solutions
Australian Conveyancing Solutions
Mortgage Choice

FOOD:

Yarrabilba Hotel
Yarrabilba Coffee Hub
Café 63
That Wrap Place
McDonalds
Red Rooster
Dominos
Crisp Pizza
Jimbos Fish and Chip
Golden Lor Chinese Restaurant
Sushi Paradise



LJ Hooker Property Complete
1300 360 388

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.

Guru —Fine Indian Cuisine
Pikoon Thai Restaurant
Yarrabilba Bakery
Rainbow Bakery

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.

More About this Property

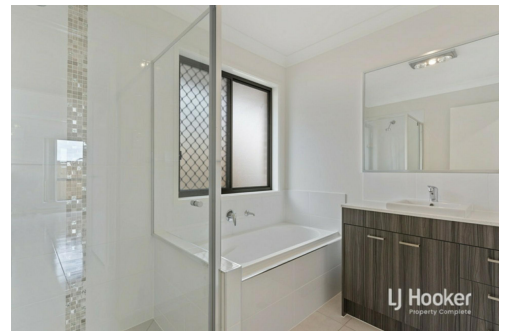
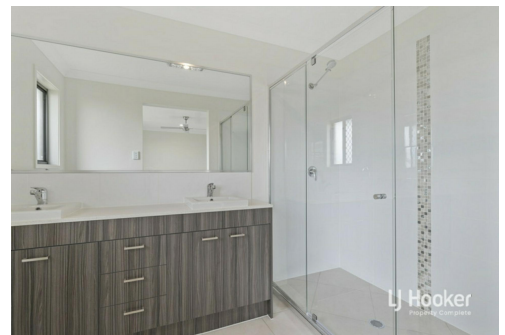
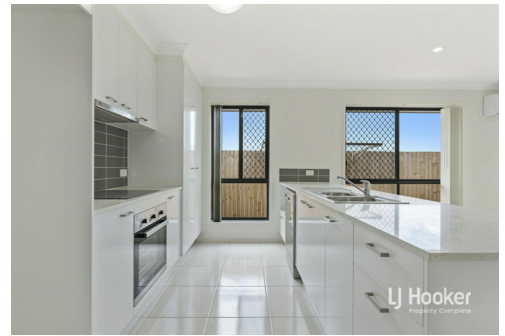
Property ID	1Z1AHGS
Property Type	House
House Size	192 m ²
Land Area	400 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



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.

LJ Hooker Property Complete
1300 360 388

