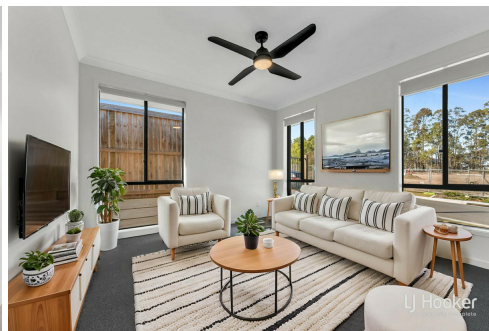
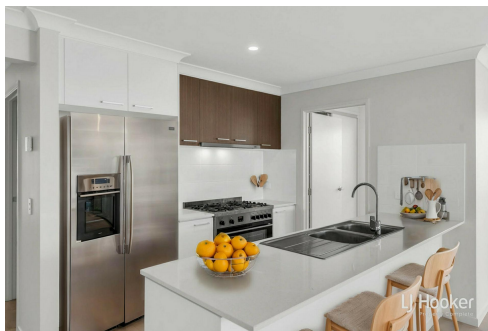




Yarrabilba, 45 Flinders Drive

Secure a Prime Investment in Yarrabilba

Positioned in an exceptional location of 'The Parks' precinct in QLD's fastest growing community, Yarrabilba. Seize this opportunity to invest in a high-growth area with great rental potential.

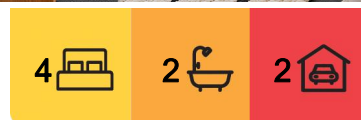
- *Rent \$600 per week
- *Last increase 24/04/2024
- *Lease 24/04/2024-28/4/2025
- *Rental Appraisal \$630 per week

FEATURES -

- Four good size bedrooms with built in robes and ceiling fans
- Main bedroom featuring a walk in robe
- Two bathrooms including ensuite - separate bath tub provided in the main
- Galley style kitchen featuring breakfast bar, 5 burner gas stove top, microwave provision and dishwasher



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
ljhooker.com.au/1YY7HGS

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

LJ Hooker Property Complete
1300 360 388

- Fantastic cupboard space
- Open plan meals & living
- Separate second lounge, positioned at the front of the home for a sense of separation away from the main hub of the home
- Separate laundry with built in linen cupboard
- Double remote controlled garage with external access to backyard
- Ducted air conditioning for your year round comfort with zone control
- Sleek ceiling fans throughout
- Fully fenced with a great size back yard

Functional in design, this property leaves nothing to be desired and provides a functional layout to suit a variety of households. The kitchen is the heart of the home and features plenty of storage with a traditional separate pantry.

A combined meals and living space flows effortlessly through to the outdoor alfresco. With the addition of the separate lounge, there is plenty of living space for the whole family, providing everyone with their own space.

Positioned within South Rock State School's catchment area and located within short walking distance to the school grounds

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

McGuire's Cellars

Just Crazy Bargains



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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
Guru —Fine Indian Cuisine
Pikoon Thai Restaurant



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Yarrabilba Bakery
Rainbow Bakery

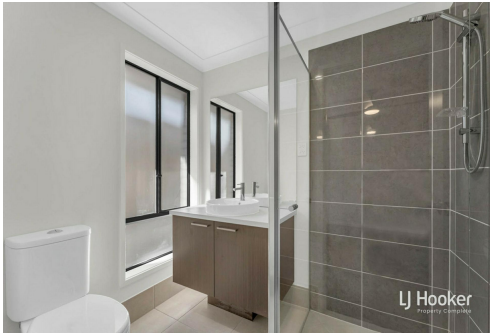
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Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

More About this Property

Property ID	1YY7HGS
Property Type	House
House Size	185 m ²
Land Area	400 m ²
Including	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184
Principal & Licensee | csmith@ljhcomplete.com.au

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45 Flinders Drive, Yarrabilba 4207



TOTAL AREA : 185.9 m²

This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

