







46 Diamond Drive, Yarrabilba

Why Build When This One's Ready to Go? Built in 2023 by Simonds Homes!

You can move in now! Make this beautifully built by Simonds Homes yours! Built in 2023, 46 Diamond Drive delivers the modern finishes, thoughtful design and family-friendly layout buyers want in a new build - without the wait, uncertainty or stress of starting from scratch.

Positioned on a generous 400m2 block, this impressive four-bedroom home has been designed around practical everyday living, with multiple living spaces, a well-appointed kitchen and a clever separation between the master suite and additional bedrooms.

At the heart of the home, the spacious kitchen is ready to handle everything from busy weekday mornings to weekend entertaining. Featuring 900mm gas cooking, dishwasher, excellent bench and cupboard space and a large open walk-in pantry, it connects seamlessly with the air-conditioned open-plan living and dining area to create a welcoming central hub for the home.

One of the real advantages of the floorplan is the separate second living area, positioned alongside bedrooms two, three and four.

4 2 2

FOR SALE
Offers Over $825,000

VIEW
Sat 21st Nov @ 12:00PM - 12:20PM

AGENTS

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Whether it's used as a kids' retreat, media room, gaming space or simply somewhere to escape for a little peace and quiet, it gives growing families valuable flexibility and their own space to spread out.

The master suite provides a comfortable retreat of its own, complete with air conditioning, a walk-through robe and private ensuite. Three additional bedrooms feature built-in robes and ceiling fans, providing plenty of room for the rest of the family, guests or a work-from-home setup.

Property Highlights:
- Quality Simonds Homes build completed in 2023
- Generous 400m2 block
- Master suite with walk-through robe, air conditioning and private ensuite
- Additional 3 bedrooms with built-in robes and ceiling fans
- Stylish kitchen with excellent bench and cupboard space, open walk-in pantry, 900mm gas cooking and dishwasher
- Air-conditioned open-plan living and dining
- Separate second living area servicing bedrooms 2, 3 and 4
- Modern, practical family floorplan
- Contemporary, move-in-ready presentation
- An ideal alternative for buyers considering building new

Why spend months choosing plans, navigating the build process and waiting for completion when the hard work has already been done? At just a few years young, 46 Diamond Drive offers the feel and benefits of a near-new home with one major advantage - you can simply secure it, move in and start enjoying it.

Yarrabilba has already grown into a thriving master-planned community, offering established schools, shopping, cafés, parks, sporting facilities, walking trails and community services - but importantly, the suburb is still only part-way through its long-term growth story. For buyers, it means you're not simply purchasing into the Yarrabilba of today - you're positioning yourself within a community that still has plenty of growth and infrastructure yet to come.

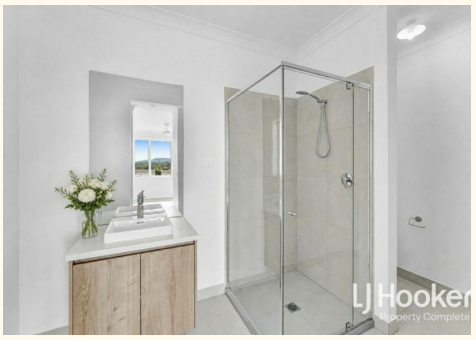
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MORE DETAILS

Property ID	21THHGS
Property Type	House
House Size	205 m2
Land Area	400 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage











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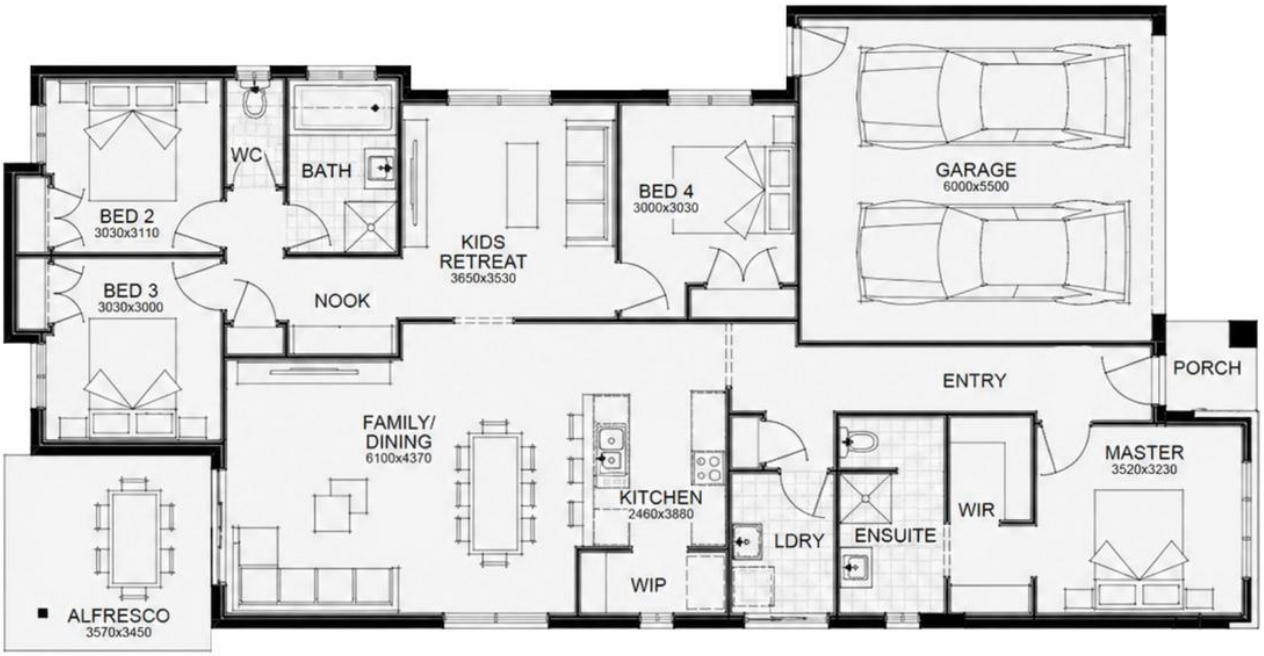
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4 | 2 | 2 | 205Sqm

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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