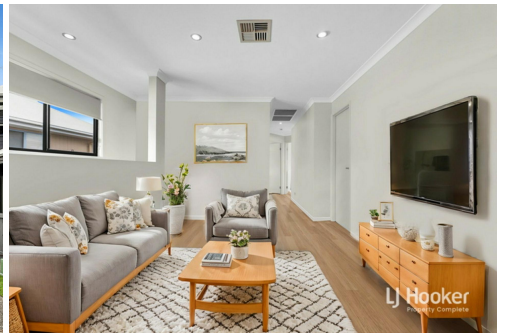
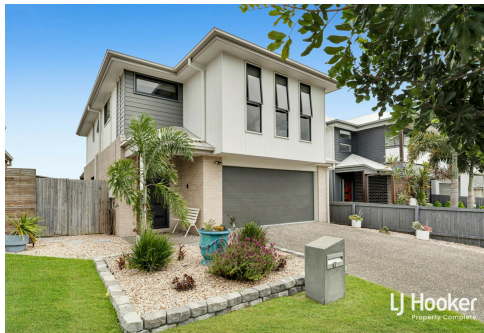
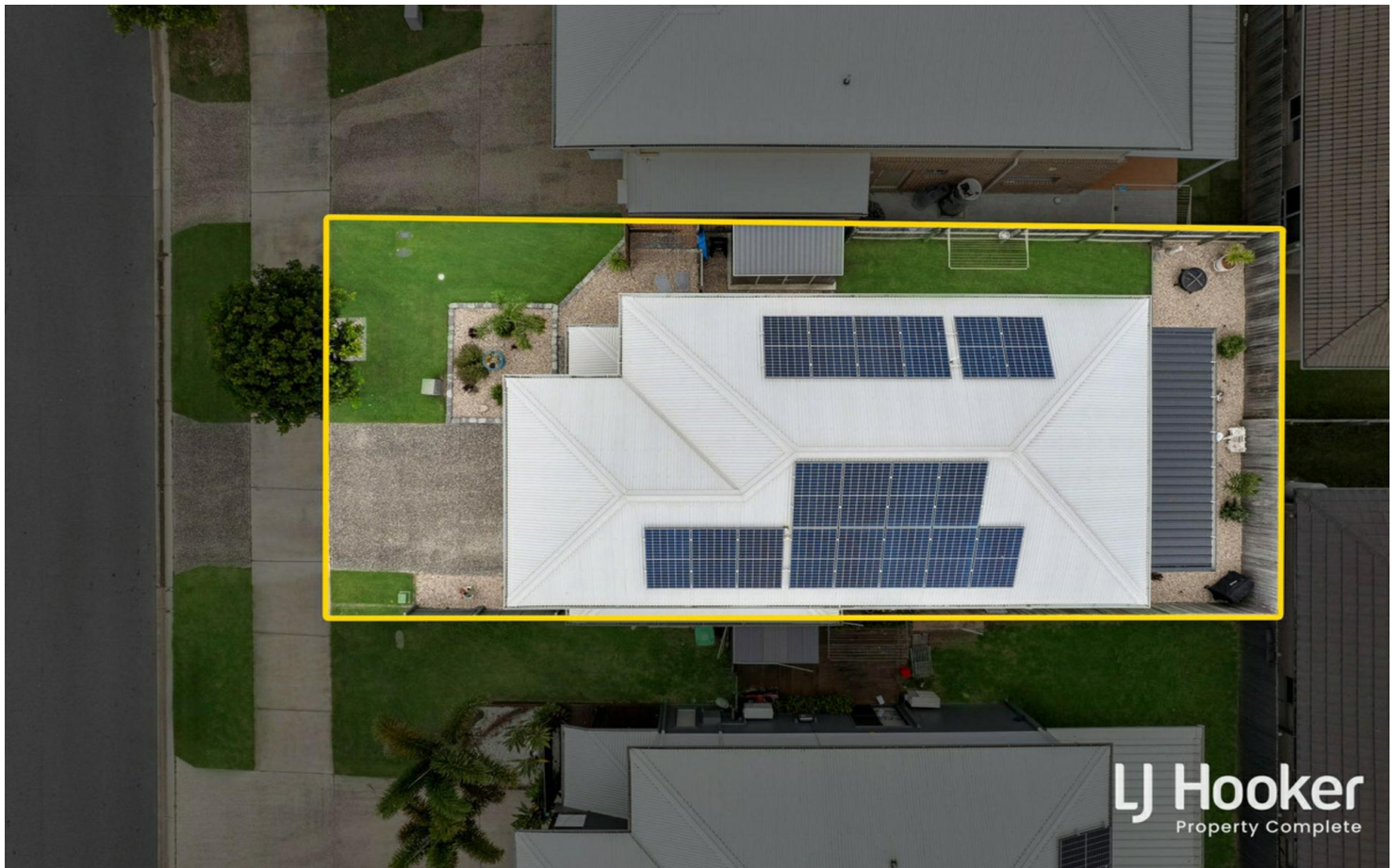




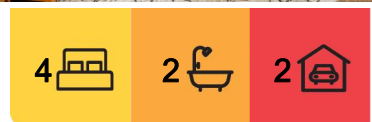
Yarrabilba, 47 Darnell Street

Don't Miss Out on this Great Property! Move in or Invest!

Beautifully presented and ready to move into now, this fantastic 2 storey low maintenance property has ample space for the family. The 4 generous bedrooms and second living room are upstairs and all have new timber look flooring, this home is low maintenance and beautifully upgraded. Complete with a landscaped back yard for entertaining, and finished with a new undercover patio, perfect for children to stretch out and play.

Within a few minutes walk to the local primary school, and within walking distance to the local shops, transport and amenities, the location of this home will be perfect for the entire family.

Investors and owner occupiers will see undeniable value in this well maintained home. Whether you're a family with young children or if you are looking to downsize, this home has it all. This property is very well maintained and will be a great long term investment.



For Sale
Please Call

View
ljhooker.com.au/1Z2KHGS

Contact
Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au

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



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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.

Property Features Include:

- 4 Bedrooms with built-ins
- Large Master Bedroom with double vanity ensuite
- Tiled Living areas
- Timber look flooring in bedrooms, stairs and upper level
- Solar panels
- Ducted Air Conditioning
- Ceiling fans
- Spacious modern kitchen with ample storage
- Main bathroom with separate toilet
- Outdoor entertaining with large new pergola
- 2 Car garage with external access
- Landscaped gardens and garden shed

With all of the features needed for comfortable and affordable family living and positioned in the heart of the local school district, this home is not to be missed!

Contact Trudy Weaver on 0429 935 125 for more information on this great home. Private inspections are available to inspect this property.

We live here - we work here - we love here!

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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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



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Liquor Legends
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
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

EDUCATION:

Yarrabilba State Secondary College
Yarrabilba State Primary school



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St Clare's Catholic Primary school
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
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	1Z2KHGS
Property Type	House
House Size	192 m ²
Land Area	290 m ²
Including	Ensuite Ducted Cooling Ducted Heating Toilets (3) Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

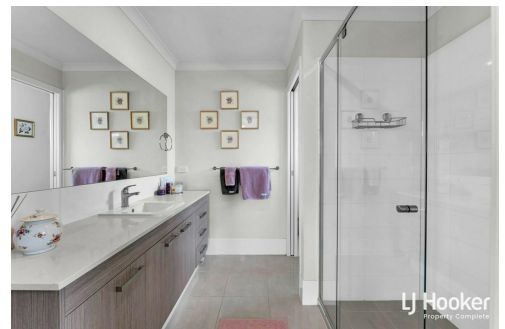
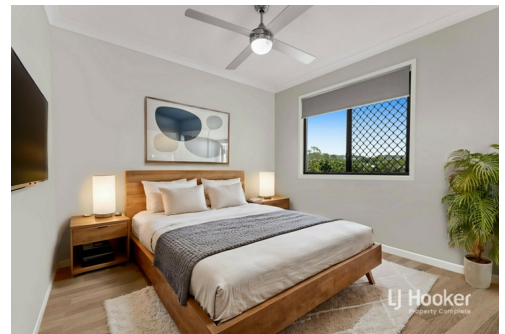
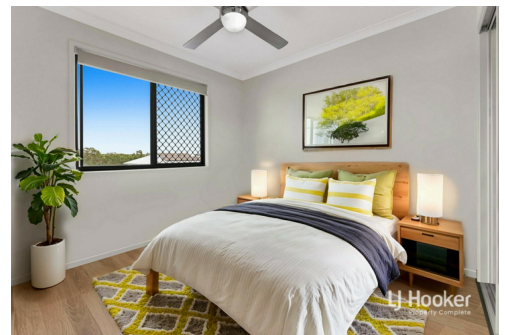
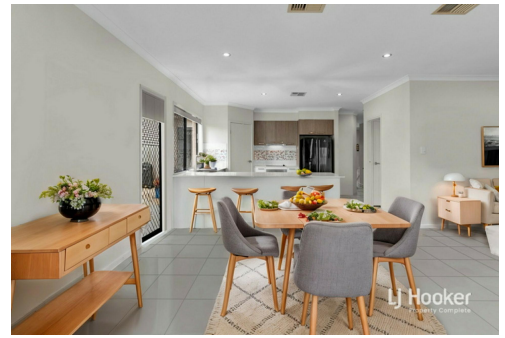
Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

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47 Darnell Street, Yarrabilba



4 | 2 | 2 | 192 Sqm | N

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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