

Yarrabilba, 50 Expedition Road

AUCTION FRIDAY! Renovate and Flip or Keep!

Auction Location: On Site

Auction Date: Friday 30th August 2024

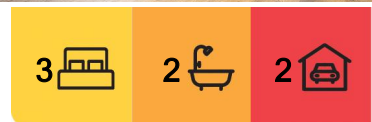
Time: 5.30pm

Location: Onsite

Register to bid: <https://buy.realtair.com/properties/138737>

This modern Ex Display and Land Sales Office is your chance to put in the work and reap the rewards!

Built in 2019, this home was designed to meet NDIS and disability accommodation requirements, offering a unique layout that suits a range of individual needs.



For Sale
Auction

View
ljhooke.com.au/1YN7HGS

Contact
Christie Smith
0419 684 184
csmith@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.

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1300 360 388

Bedrooms: Three spacious bedrooms, with two providing both internal and external access for enhanced independence and privacy.

Bathrooms: Two well-appointed bathrooms, both fully accessible for disabilities and wheelchair users.

Energy Efficiency: The home features a 6.6kW solar system, contributing to lower energy costs.

The open-plan living area is perfect for entertaining or spending quality time with family, and the modern kitchen is a joy for meal preparation.

This property is ideal for those seeking a home with specific accessibility features or anyone looking for something that stands out from the average. It will be sold as-is, giving the new owner the opportunity to make any desired changes or alterations.

Expected rental of \$550-\$600 per week

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 12,000 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

Cignall Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco



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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
Yarrabilba Bakery
Rainbow Bakery



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EDUCATION:

Yarrabilba State Secondary College
Yarrabilba State Primary school
St Clare's Catholic Primary school
South Rock State School
San Damiano College
Sparrow Childcare Centre
Harmony Childcare Centre
Grand Kids Early Learning Centre

HEALTH AND FITNESS:

City Cave Yarrabilba
My Health South-East Skin and Medical
Radiant Radiology Yarrabilba
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	1YN7HGS
Property Type	House
House Size	238 m ²
Land Area	487 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Floorboards Built-in-Robes Fully Fenced Solar Panels Liveability

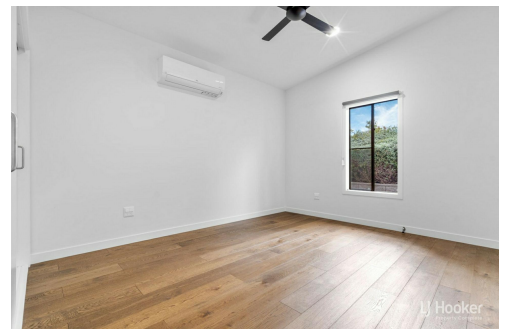
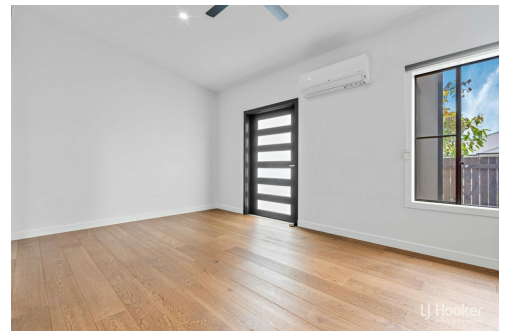
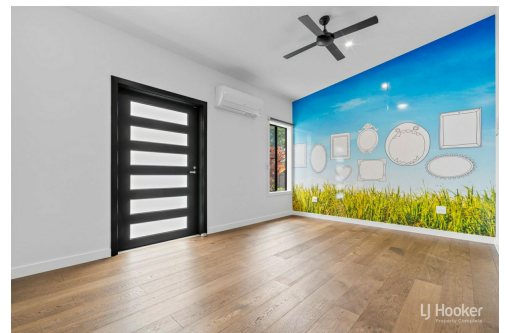
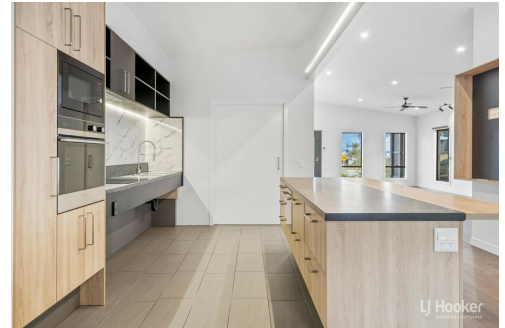
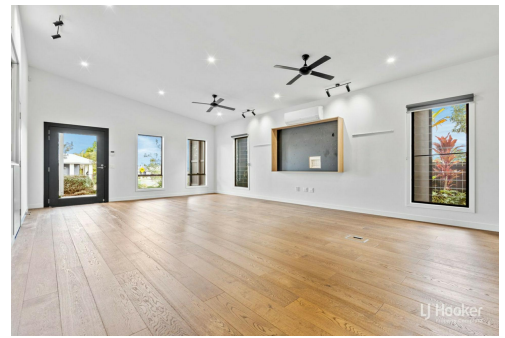
Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

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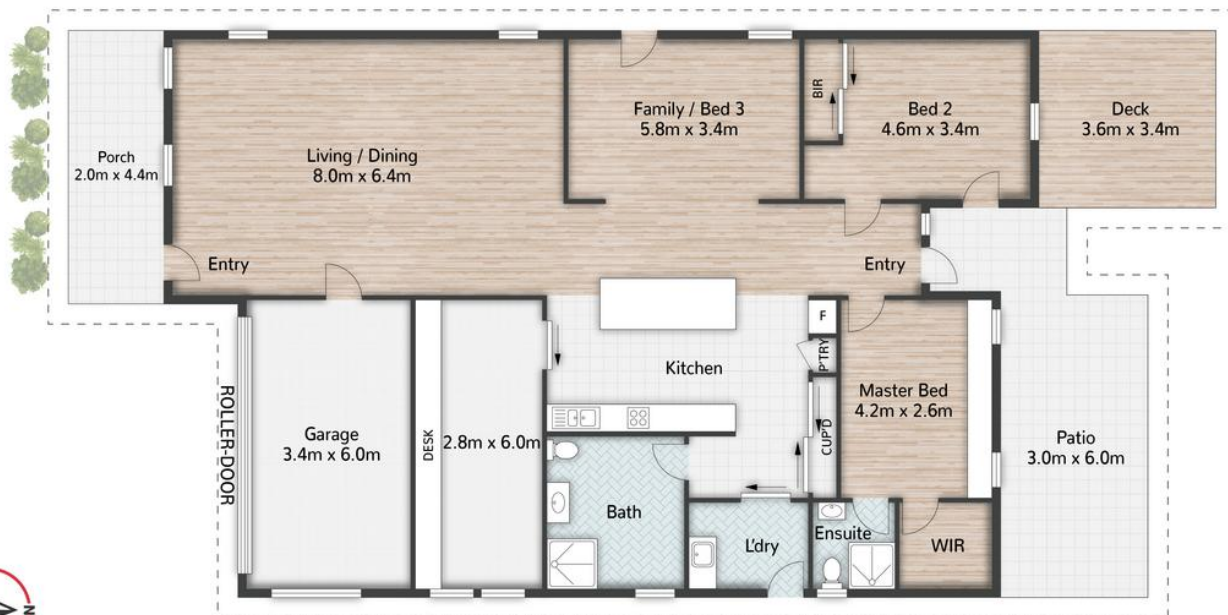
Level 1, 32 Everglade Street, YARRABILBA QLD 4207

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50 Expedition Road YARRABILBA

3 | 2 | 2 | 263m²



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted.
Plans are shown for marketing purposes only.



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