







54 Darlington Drive, Yarrabilba

SOLD By Christie Smith!

The Smart Buy - Income Today, Options Tomorrow

Welcome to easy, low-maintenance living in the heart of Yarrabilba. Immaculately kept and beautifully presented, this low set home offers a practical floorplan, modern comforts and the added advantage of quality long-term tenants already in place.

Featuring three bedrooms, two bathrooms and a double lock-up garage, the home has been designed with everyday living in mind. At the heart of the property is the spacious open-plan living and dining area, complete with air conditioning for year-round comfort and seamless connection to the kitchen and outdoor area.

Outside, the fully fenced backyard provides a great balance of usable space without the upkeep, while the additional garden shed offers valuable storage for tools, bikes and all those extras you don't want taking up room in the garage.

For investors, this is an opportunity to secure an extremely well-cared-for property with established tenants who have made the home their own and looked after it accordingly.

Property Features You'll Enjoy:

3 2 2

FOR SALE
Offers Over $699,000

AGENTS
Christie Smith
0419 684 184
principal@ljhcomplete.com.au

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

AGENCY
LJ Hooker Property Complete
1300 360 388

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.

- 3 well-proportioned bedrooms, with built in robes and ceiling fans
- Master bedroom with walk through robe and private ensuite
- Main family bathroom with bath tub and separate toilet
- Spacious open-plan living and dining with air-conditioning
- Functional kitchen with electric cooking, dishwasher and fridge plumbing
- Double lock-up garage
- Additional garden shed for extra storage
- Fully fenced, low-maintenance backyard
- Immaculately maintained throughout
- Same quality long-term tenants currently in place since 2016

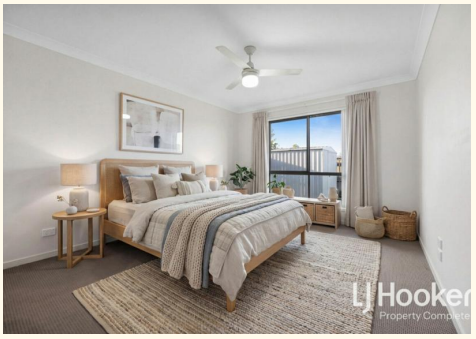
Positioned within the growing master-planned community of Yarrabilba, the property enjoys convenient access to local schools, shops, parks, sporting facilities and everyday amenities all within walking distance.

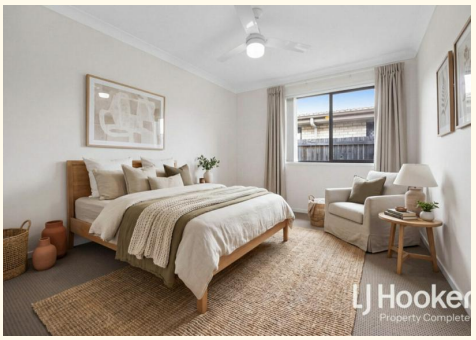
Neat, established and beautifully maintained —this is a home that makes sense from day one. Currently tenanted by long-standing occupants investors can enjoy an established tenancy, while future owner-occupiers can secure a fantastic home now with the opportunity to make it their own down the track. Whether you're adding to your investment portfolio or planning ahead for your next home, this immaculately kept property deserves a place on your inspection list.

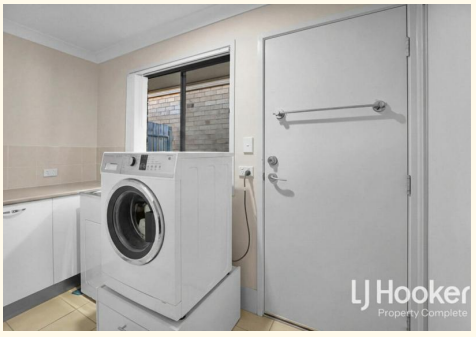
Disclaimer:
Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased. Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.

MORE DETAILS

Property ID	21TFHGS
Property Type	House
House Size	178 m2
Land Area	320 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage







Christie Smith 0419 684 184
Principal & Licensee | principal@ljhcomplete.com.au
Trudy Weaver 0429 935 125
Sales Consultant | tweaver@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

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

54 Darlington Drive, Yarrabilba

3 | 2 | 2 | 178Sqm

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.

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