



## Yarrabilba, 6 Diamond Drive

SOLD By Christie Smith

2023 Build - Modern Living in "The Parks" Yarrabilba

Discover your new family home on Diamond Drive, nestled in the heart of Yarrabilba. Positioned within immediate walking distance of South Rock State School, the location of this property is second to none. A 2023 build is perfect for those seeking a blend of comfort and convenience. With four spacious bedrooms, including a master suite with an ensuite, there's plenty of room for everyone to enjoy their own space. The open-plan living area is designed for both relaxation and entertainment, seamlessly connecting to a modern kitchen equipped with gas facilities. A dedicated study space offers the ideal spot for remote work or homework sessions.

Property Features Include:

\* Open plan meals & living + secondary multi purpose area, making it the perfect kids zone.



**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 \$749,000

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[ljhooker.com.au/1ZDJHGS](https://ljhooker.com.au/1ZDJHGS)

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1300 360 388

- \* Galley style kitchen with breakfast bar, walk in pantry, 900mm gas cooking appliances and dishwasher.
- \* All bedrooms with built in robes and ceiling fans, whilst the master bedroom features a WIR and ensuite.
- \* Main bathroom with a bath tub and separate toilet.
- \* Ducted Air-conditioning throughout the whole home.
- \* Separate internal laundry and ample storage cupboards.
- \* Double remote controlled garage.

Current Rental Appraisal: \$630 per week

Lease Expires: 25 August 2025 (current rent \$600 per week)

Yarrabilba is a thriving community that boasts excellent amenities for families. You'll find several parks and recreational areas nearby, perfect for weekend outings and family picnics. For your educational needs, Yarrabilba State School and St Clare's Catholic Primary School are just a short drive away, whilst South Rock State school is only a stones throw away, making school runs a breeze. The suburb's planned infrastructure ensures you're well-connected to shopping centers and other essential services.

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 14,000 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, 5 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

Silly Solly's



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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

Disclaimer:

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## More About this Property

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|----------------------|--|
| <b>Property ID</b>   | 1ZDJHGS  |
| <b>Property Type</b> | House  |
| <b>House Size</b>    | 210.4 m2   |
| <b>Land Area</b>     | 352 m2   |
| <b>Including</b>     | Ensuite<br>Study<br>Air Conditioning<br>Ducted Cooling<br>Ducted Heating<br>Toilets (2)<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

**Christie Smith 0419 684 184**

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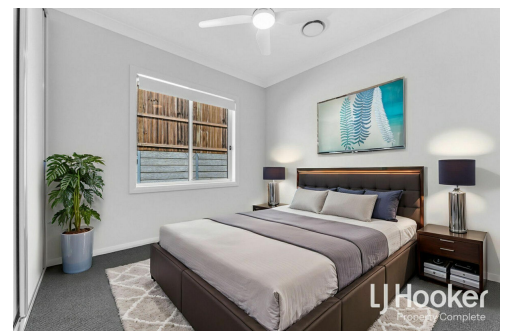
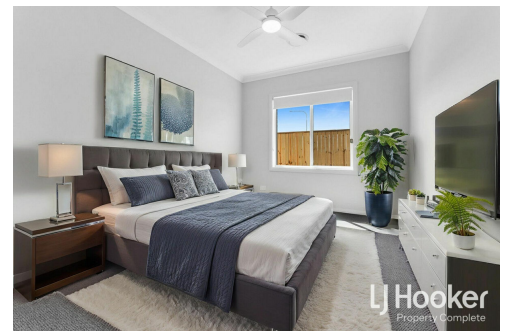
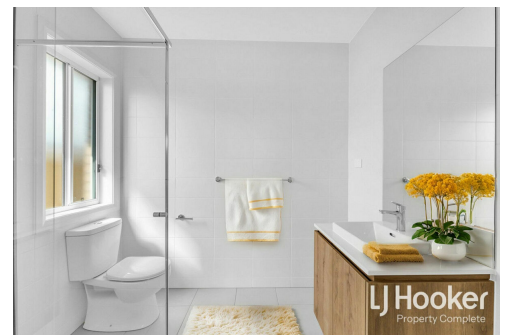
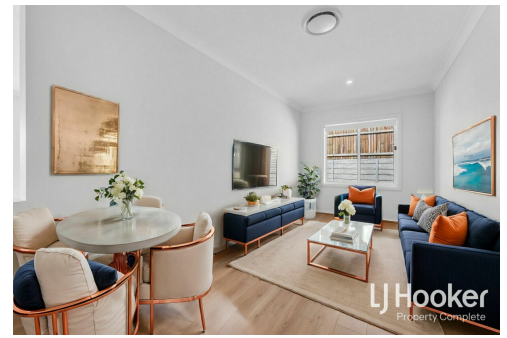
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## 6 Diamond Drive, Yarrabilba



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