

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

View
ljhooker.com.au/1ZDJHGS

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LJ Hooker Property Complete
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

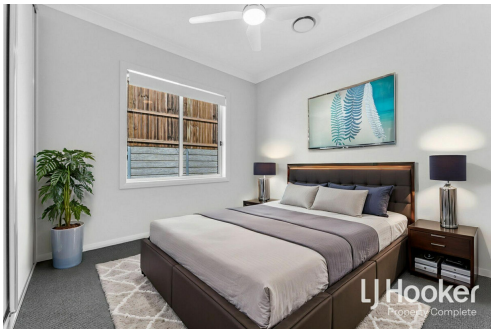
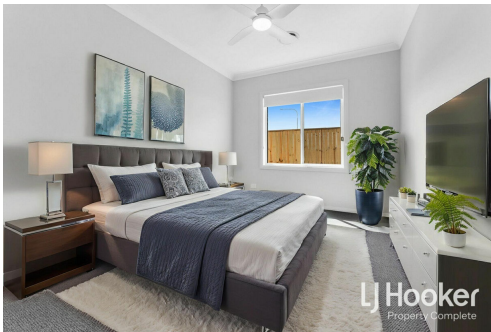
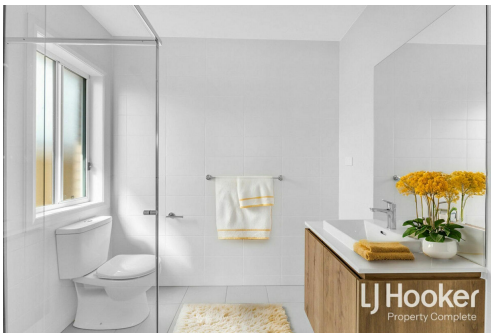
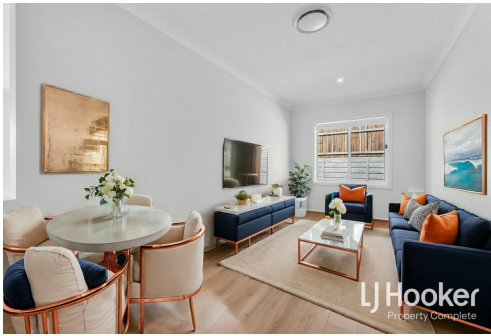
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More About this Property

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

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