

74 Darnell Street, Yarrabilba

## Create Your Dream Lifestyle - Space for Shed, Entertaining & More

Positioned on a large 589m<sup>2</sup> block in the heart of Yarrabilba, 74 Darnell Street offers the perfect opportunity for homeowners seeking space, convenience and future potential in one of South East Queensland's fastest-growing communities.

Designed for comfortable modern living, this well-presented home features a functional floorplan with spacious open-plan living and dining areas, complemented by a stylish kitchen complete with stone benchtops, quality appliances and ample storage. A second living area provides additional flexibility for growing families, creating the ideal space for a media room, children's retreat or home office.

One of the standout features of this property is the valuable side access, providing plenty of room for a caravan, boat, trailer or the future addition of a shed or pool (STCA). With a larger block size rarely found in newer estates, this property offers homeowners the ability to maximise the potential of the land while still enjoying a low-maintenance lifestyle.

4 2 2

### FOR SALE

Offers over \$889,000

### VIEW

By Appointment

### AGENTS

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### AGENCY

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We cannot guarantee or give any warranty about the information provided.  
Interested parties must rely solely on their own enquiries.

LJ Hooker

Located only moments from Coles, local shopping, schools, parks and everyday amenities, this home combines convenience with family-friendly living in a thriving community.

#### Property Features:

- Four spacious bedrooms with built-in robes
- Master bedroom with ensuite and walk-in robe
- Two modern bathrooms
- Double lock-up garage
- Spacious open-plan living and dining area
- Additional second living/rumpus room
- Modern kitchen with stone benchtops
- Quality appliances and ample storage
- Side access for caravan, boat or trailer
- Opportunity for future shed or additional improvements (STCA)
- Generous 589m2 block
- Close to Coles, schools, parks and local amenities

Offering space, versatility and future potential, 74 Darnell Street is the ideal choice for families wanting room to grow while enjoying the convenience of modern community living.

What makes Yarrabilba truly exciting is what's still to come - a major town centre with expanded retail, cafes and employment opportunities, an extensive network of walking and cycling paths, and vibrant community facilities designed to enhance connection and lifestyle. A fully integrated, family-focused and future-ready community - Yarrabilba is growing. Come be part of it all.

#### 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   | 21AWHGS              |
| Property Type | House                |
| House Size    | 184 m2               |
| Land Area     | 589 m2               |
| Including     | Ensuite              |
|               | Air Conditioning     |
|               | Toilets (2)          |
|               | Dishwasher           |
|               | Outdoor Entertaining |
|               | Built-in-Robes       |
|               | Secure Parking       |
|               | Fully Fenced         |
|               | Remote Garage        |

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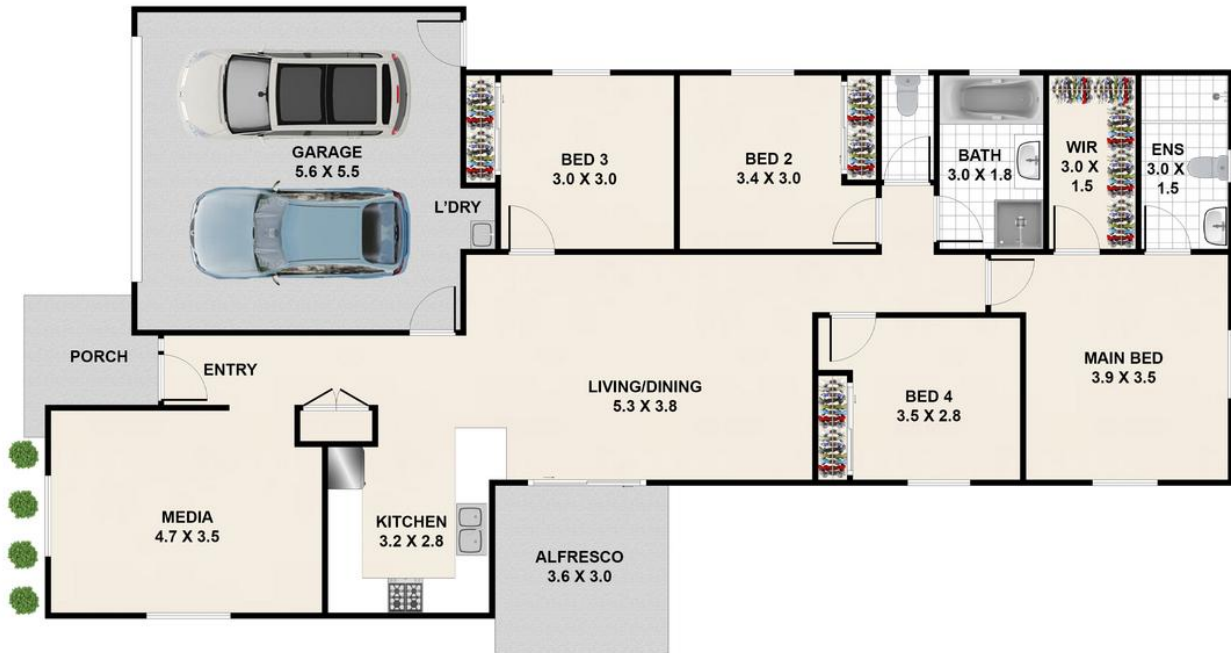


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4 | 2 | 2 | 184 Sqm | |

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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