

2/47 Biron Street, Yarrabilba

## SOLD By Christie Smith

- and-Forget 1-Bedroom Investment Opportunity

This low-maintenance 1-bedroom, 1-bathroom home with a secure lock-up garage is the perfect set-and-forget investment opportunity. Designed for practicality and convenience, it appeals to quality tenants seeking comfort in a well-connected location.

Featuring a modern kitchen with stainless steel appliances, a functional living space, and a private backyard, the home combines easy-care living with long-term rental appeal.

Situated close to shops, public transport, parks, and local amenities, the property offers strong tenant demand and consistent returns.

### Investment Highlights:

- Secure tenancy in place: lease dates 2/09/2025 —07/09/2026
- Strong rental demand in a high-growth area
- Low-maintenance design, ideal for investors

A rare opportunity to secure a reliable, income-producing asset in a sought-after neighbourhood.

Yarrabilba is the perfect combination of suburban living surrounded by

1 1 1

**FOR SALE**  
Contact Agent

### AGENTS

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### AGENCY

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Interested parties must rely solely on their own enquiries.

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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 start enjoying today, 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  
Liquor Legends  
McGuire's Cellars  
Silly Solly's  
Just Crazy Bargains  
Signall, 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  
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  
Vibe Massage and Aesthetics

#### PROFESSIONAL SERVICES:

ITP Income Tax Professionals  
ACS Legal Solutions  
Australian Conveyancing Solutions  
Mortgage Choice

#### FOOD:

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Yarrabilba Coffee Hub  
Café 63  
That Wrap Place  
McDonalds  
Dominos  
Crisp Pizza  
Jimbo's Fish and Chip  
Golden Lor Chinese Restaurant  
Pikoon Thai Restaurant  
Yarrabilba Bakery  
Rainbow Bakery  
Red Rooster

**EDUCATION:**

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

**HEALTH AND FITNESS:**

My Health South-East Skin and Medical  
Yarrabilba Dental  
Bilby Dental  
Terry White Chemist  
QML  
Absolute Physio and Rehab  
Kids Therapy Club  
Yarra MMA  
Live Fit Yarrabilba  
EMF  
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

**Disclaimer:**

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## MORE DETAILS

Property ID	20C8HGS
Property Type	Townhouse
House Size	61 m2
Land Area	89 m2
Including	Air Conditioning
	Toilets (1)
	Dishwasher
	Built-in-Robes
	Secure Parking
	Fully Fenced

**Christie Smith 0419 684 184**

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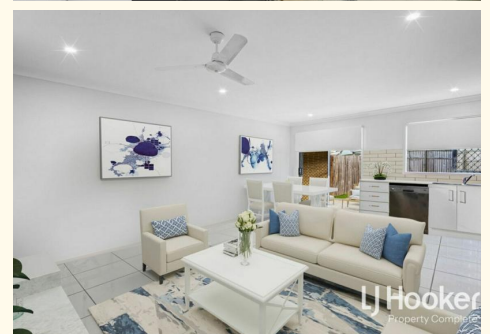
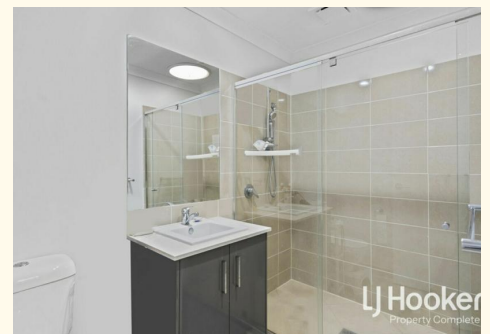
**Trudy Weaver 0429 935 125**

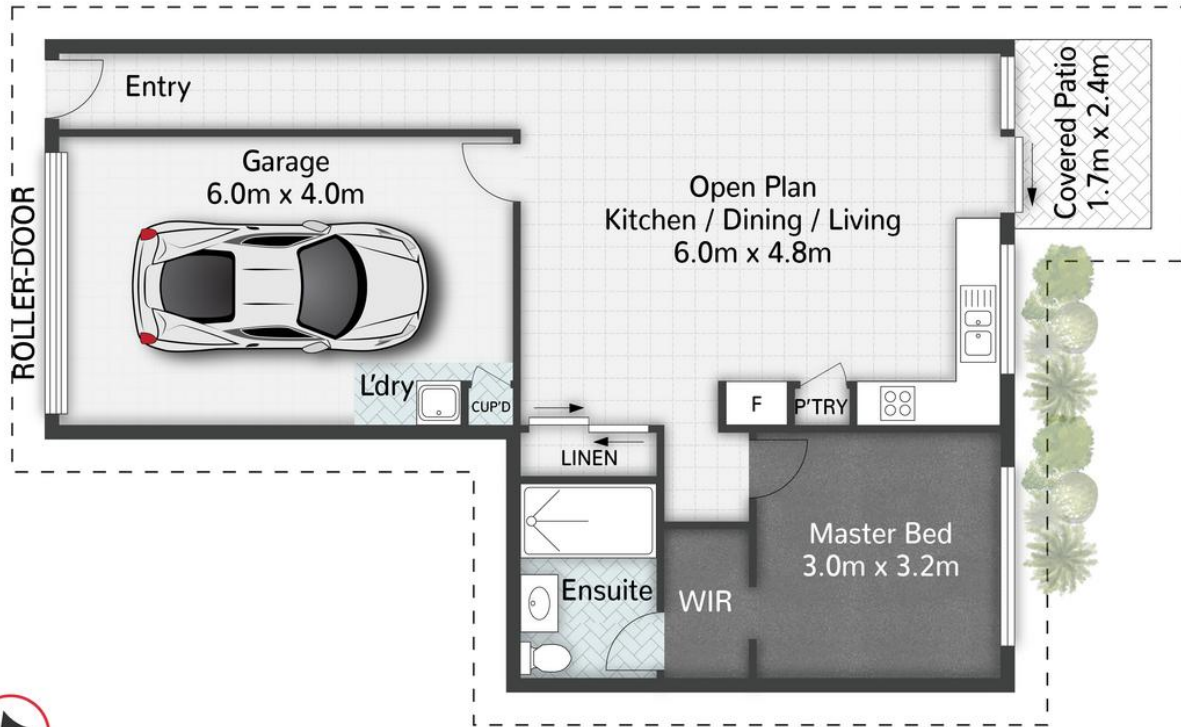
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2/47 Biron Street YARRABILBA

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  81m<sup>2</sup>

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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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