

44 Neumann Drive, Yarrabilba, Qld 4207

House For Sale

Wednesday, 8 January 2025



44 Neumann Drive, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 448 m2

Type: House



Christie Smith
1300360388



Trudy Weaver
1300360388

Offers Over \$750,000

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. Features Include: * 4 bedrooms, main with WTR + ensuite with double basin vanity.* 2nd bathroom includes a beautiful freestanding claw foot bath.* Rumpus Room which separates bedrooms 2,3 & 4 and all bedrooms include BIR.* Open plan kitchen with window splash back, walk through pantry.* Open plan living + dining area leading out to the covered outdoor entertaining area. * Ducted air conditioning throughout. * Water Tanks + plumbed to laundry and toilets.* Solar Panels * Low maintenance pebbled back yard fully fenced. Current Rental Appraisal \$650 per week. A new generation community ready for you to modern family lifestyle, 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 12,600 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, four 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 5 FOLD Op Shop SHOPPING: Coles McGuire's Cellars Just Crazy Bargains 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 Pikoan Thai Restaurant Yarrabilba Bakery Rainbow Bakery 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.