

# 4 Brockwell Way, Yarrabilba, Qld 4207

## Sold Residential Land

Friday, 1 September 2023



4 Brockwell Way, Yarrabilba, Qld 4207

Area: 400 m2

Type: Residential Land



Aaron Riding  
1300360388

**\$295,000**

Are you in search of the ideal location to construct your ideal residence? Seeking registered land? Your search ends here with this vacant lot situated on Brockwell Way in the newly developed area of Yarrabilba. Spanning 400m<sup>2</sup>, this property is conveniently located a short stroll away from the recently established South Rock State School, making it an excellent option for families. Picture yourself waking up each morning to breathtaking views of the surrounding scenery, with abundant space for your children to play and thrive. With ample room to build your dream home, you'll have the freedom to craft a property that perfectly aligns with your preferences and lifestyle. Why wait any longer? Seize this incredible opportunity to secure your own slice of paradise in one of Yarrabilba's most sought-after locations. Contact us today to schedule a viewing and embark on the journey of planning your dream home. Call Aaron Riding on 0428 819 037 for more information. It's time to call this growing community home! Perfectly positioned between Brisbane and the Gold Coast, Yarrabilba really is in the middle of it all. Just 15 kilometers from the M1 motorway, it's an easy drive to the region's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty. Yarrabilba is a booming development positioned centrally between Brisbane and the Gold Coast. The estate has already become a vibrant community and is appealing to families of all calibers. We live here - we work here - we love here. Yarrabilba is the perfect combination of suburban living surrounded by rural retreats. This family friendly and community minded development is just 15 kilometres from the M1 motorway making it an easy drive to the Gold Coast's renowned theme parks, award winning Mount Tamborine wineries and much of South-East Queensland's natural beauty. Yarrabilba is home to a variety of cafes, shops, schools, parks and community facilities with so much more yet to come. This vibrant community runs many annual events including Halloween and Carols in the Parklands. Yarrabilba is a booming development positioned centrally between Brisbane and the Gold Coast. It offers a strong community making it the perfect place for whatever stage of life you are at.

**COMMUNITY GROUPS**  
Yarrabilba Cricket Association  
Yarrabilba Touch Association  
Yarrabilba Basketball  
Yarrabilba Community Association / Yarrabilba Connect  
5 FOLD Op Shop  
**SHOPPING**  
Coles  
Liquor Legends  
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  
Yarrabilba Queensland Ambulance Station  
Yarrabilba Fire and Rescue Station  
**HAIR AND BEAUTY**  
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**  
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  
**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 MMALive Fit  
Yarrabilba 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  
It's time to call this growing community home!