

# 91 Darnell Street, Yarrabilba, Qld 4207



## House For Sale

Thursday, 13 June 2024

91 Darnell Street, Yarrabilba, Qld 4207

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Area: 480 m2**

**Type: House**



Linda King

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## **Offers above \$650,000 will be considered**

Homes4Sale is excited to present this fabulous 4-bedroom residence, conveniently located within walking distance to local high schools, primary schools, parks, and transport options. This stylish property is only 7 years old and is perfect for tenants to have an easy living lifestyle. Positioned beautifully in the thriving community that Yarrabilba has to offer and within walking distance to Yarrabilba State School and San Damiano College. An excellent investment opportunity as it comes with a long term tenant in place already with a good rental return. Property highlights include: \* New carpets throughout \* Four spacious bedrooms - the master suite is situated at the front of the home \* The master suite features an ensuite, walk-in wardrobe, and air conditioning \* A contemporary kitchen equipped with a dishwasher and ample storage \* An open-plan living and dining area with air conditioning \* A separate, carpeted media/lounge room \* A double garage with remote control and direct internal entry \* An integrated laundry in the garage \* An expansive, fully enclosed backyard \* Land size 480m<sup>2</sup>, build size 174m<sup>2</sup> \* A lucrative investment property - current tenant is paying \$530 per week until 12 July and then the rent increases to \$620 per week for 12 months. Strategically located between Brisbane and the Gold Coast, Yarrabilba stands at the heart of it all. Merely 15km from the M1 Motorway, the area provides easy access to the region's famous theme parks, the award-winning wineries of Mount Tamborine, and the stunning natural scenery of South-East Queensland. Yarrabilba boasts an array of cafes, stores, educational institutions, parks, and community amenities, with even more developments on the horizon. The dynamic community hosts numerous annual events, including Halloween and Carols in the Parklands. To arrange a viewing of this home, please contact Linda at 0410 716 361. Disclaimer: Whilst every effort has been made to ensure the accuracy of these images and details, no warranty is given by the vendor or the agent as to their accuracy. Interested parties must satisfy themselves by inspection or their own research.