



LIVING AREA - 121.867 sq m  
GARAGE AREA - 37.259 sq m  
PORCH AREA - 1.512 sq m  
PATIO AREA - 9.795 sq m  
TOTAL AREA - 170.453 sq m

**PROPOSED DWELLING**

AT No --- 8(LOT 112 ON R.P.131859)  
YARA ST  
RUSSELL ISLAND  
4184

FOR --- CITY HOME BUILDERS

BUILDER TO VERIFY DIMENSIONS

**DRAWN BY - P.D. WILSON --- 3200 6836**

Building Designer Licence No. 1257478

SCALE 1:100

DATE --- 23-07-2025

SHEET --- 3 of 8

DRAWING number --- W 16384

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8 Yara Street, Russell Island

## Home And Land Package

Positioned for convenience and designed for easy living, this brand-new home and land package presents an outstanding opportunity to secure a modern property in a prime location.

Offering a well-considered 170m<sup>2</sup> floorplan, the home features three spacious bedrooms plus study, including a comfortable master suite with its own ensuite, along with a second bathroom to service the rest of the home. A secure double lock-up garage adds both practicality and peace of mind.

The heart of the home is its light-filled open-plan living and dining area, creating a relaxed space that flows effortlessly for everyday living or entertaining guests. Durable tiled flooring enhances the main living zones, while the bedrooms are finished with soft carpeting for added comfort.

Stylish and functional, the bathrooms showcase quality fixtures and contemporary finishes, adding a touch of modern elegance. Built with a strong steel frame and completed with Colourbond roofing, the home combines long-lasting construction with sleek street appeal.

Whether you're looking to move straight in or invest in a low-maintenance property, this home delivers on space, style, and

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**FOR SALE**  
\$680,000

**VIEW**  
By Appointment

**AGENTS**

Trent Jamieson  
0403 962 627  
tjamieson.bayislands@ljhooker.com.au

Mitchell Jamieson  
0403 271 568  
mjamieson.bayislands@ljhooker.com.au

**AGENCY**

LJ Hooker Bay Islands  
(07) 3409 2255

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location.

## MORE DETAILS

Property ID	WENGWY
Property Type	House
Land Area	516 m2

### **Trent Jamieson 0403 962 627**

Principal / Auctioneer | [tjamieson.bayislands@ljhooker.com.au](mailto:tjamieson.bayislands@ljhooker.com.au)

### **Mitchell Jamieson 0403 271 568**

Licensed Agent | [mjamieson.bayislands@ljhooker.com.au](mailto:mjamieson.bayislands@ljhooker.com.au)

### **LJ Hooker Bay Islands (07) 3409 2255**

5 Bayview Street, RUSSELL ISLAND QLD 4184

[bayislands.ljhooker.com.au](http://bayislands.ljhooker.com.au) | [bayislands@ljhooker.com.au](mailto:bayislands@ljhooker.com.au)