



8 Yuroka Cres

Sold






8 Yuroka Crescent, St Georges Basin

Double Brick Home with Separate Modern Granny Flat Offering Income Potential

Tucked away in a quiet and peaceful pocket of St Georges Basin, this rare offering presents an exceptional opportunity to secure a solid double brick family home complete with a separate brick granny flat. Elevated to capture filtered water views, the main residence combines generous proportions with flexible living spaces, making it ideal for extended families or those seeking additional income potential.

The main home features two spacious primary bedrooms, one enjoying timber flooring, water views, air conditioning, a walk-in robe and ensuite, while the second offers a large built-in robe and direct access to the updated three-way bathroom. Two additional bedrooms, both with built-in robes, provide ample accommodation. The large kitchen is fitted with solid timber cabinetry and electric appliances and is complemented by both formal and informal dining areas. A generous air-conditioned family room creates a comfortable hub for everyday living.

Downstairs, a substantial rumpus room offers an abundance of space and future potential, with direct access to the laundry, an additional

5  4  4 

FOR SALE
\$950,000 - \$990,000

AGENTS

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AGENCY

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 **LJ Hooker**

bathroom, and an oversized drive-through double garage with workshop and further lock-up storage. Outdoors, an undercover entertaining area overlooks a good-sized backyard with two garden sheds, providing plenty of space for relaxation or recreation.

Set privately at the rear of the property is the modern brick granny flat, tiled throughout and thoughtfully designed for comfortable, independent living. It includes a bedroom with built-in robe, a large bathroom with laundry facilities, a kitchen with breakfast bench, and a living area, along with split system air conditioning and gas hot water. The flat also offers the option for separate metering of water and electricity. A large solar system services the whole property, enhancing efficiency and sustainability.

With generous driveway space and ample off-street parking for multiple vehicles, boats or caravans, this home is as practical as it is versatile. Just a short walk to local shops and the shores of the St Georges Basin Waterway, this outstanding property delivers space, comfort and flexibility in a highly sought-after location. Opportunities like this are rare and will not last long.

For further information or to arrange an inspection, contact James Lewis 0414715668 or Kate Tucciarone on 0494187031.

MORE DETAILS

Property ID	TQ5FAT
Property Type	House
Land Area	664 m2

James Lewis 0414 715 668

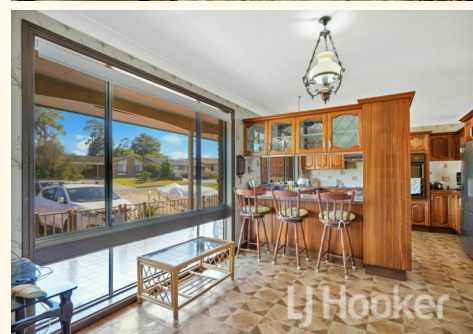
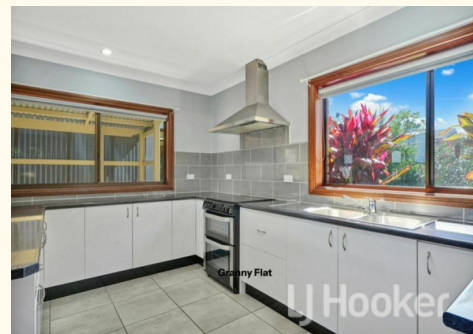
Principal | Auctioneer | james.lewis@ljhooker.com.au

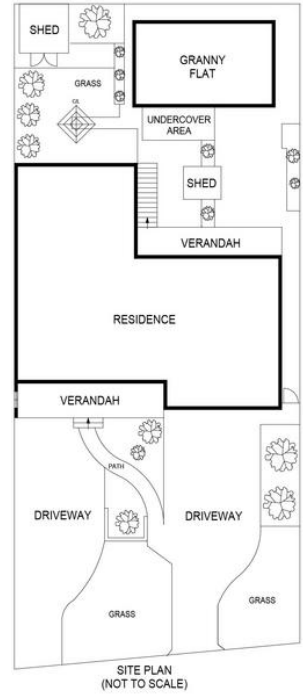
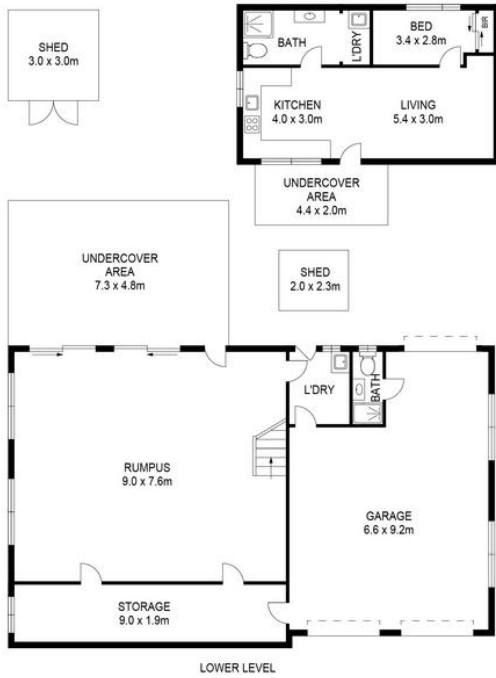
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8 YUROKA CRESCENT, ST GEORGES BASIN

RESIDENCE AREA : 454m² (APPROX INTERNAL AREA + GARAGE + VERANDAHS + UNDERCOVER AREA + SHED)

DIMENSIONS ARE APPROXIMATES ONLY & ALL INFORMATION GATHERED WE BELIEVE TO BE FROM RELIABLE SOURCES HOWEVER IT CAN NOT BE GUARANTEED & INTERESTED PARTIES SHOULD MAKE THEIR OWN ENQUIRIES.

