

## Yarrabilba, 11 Hantlemann Lane

SOLD By Christie Smith

Private & Spacious 238m2 Terrace Home

Don't miss out on this incredible opportunity to secure a sought-after 4-bedroom, 3-bathroom terrace home with a double lock-up garage-all with no body corporate fees! These unique homes are in high demand, making them a smart investment. Move in now or add your personal touch with renovations to maximise its true value. Act fast-properties like this don't last long!

This terrace home offers ample space with a 238m2 floor plan, and is perfect for growing families or those seeking their own personal space and domain. The layout and location of this property is an ideal solution for families or investors.

Features you'll enjoy here at 11 Hantlemann Lane include:



**For Sale**  
Offers Over \$670,000

**View**  
[ljhooker.com.au/1ZEYHGS](http://ljhooker.com.au/1ZEYHGS)

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**LJ Hooker Property Complete**  
1300 360 388

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

#### Ground Floor -

- \* 2 well positioned bedrooms (bed 3 and 4) both with walk in robes and ceiling fans.
- \* Bathroom with separate bathtub and separate powder room.
- \* Double remote-controlled lock up garage.
- \* Internal laundry with additional storage area, with direct access to the garage.
- \* Linen cupboard and under stairs storage.
- \* Generous sized grassed courtyard with private gated access to community park.

#### Upper Level -

- \* Master bedroom with air-conditioning, ceiling fan, ensuite with double basin vanity and walk in robe.
- \* Additional bedroom (bed 2) with built in robe and ceiling fan.
- \* Bathroom with bathtub & separate toilet.
- \* Kitchen with island bench, dishwasher, gas cooking and walk in pantry.
- \* Air-conditioned open plan living & dining with ceiling fans.
- \* Covered timber balcony overlooking the courtyard and community park.
- \* Linen storage in hallway.

Current Lease Expires: 27th August 2025.

This property represents an incredible opportunity to enter the market at an attractive price point. Whether you're looking to settle in a welcoming community or seeking an investment with potential, this home should be at the top of your list.

Yarrabilba is a thriving suburb known for its community spirit and convenient amenities. Enjoy easy access to parks, modern playgrounds, and walking trails that make the area perfect for outdoor enthusiasts. The nearby Yarrabilba State School and St Clare's Catholic Primary School are excellent educational options for families. With local shops and dining options just a short drive away, everything you need is within reach.

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.

A new generation community ready for you to grow your business, 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 14,000 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, five 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:



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Yarrabilba Cricket Association  
Yarrabilba Touch Association  
Yarrabilba Basketball  
Yarrabilba Community Association/Yarrabilba Connect  
5FOLD Op Shop

#### SHOPPING:

Coles  
McGuire's Cellars  
Just Crazy Bargains  
Silly Solly's  
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



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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  
 Pikoon 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.

**More About this Property**

<b>Property ID</b>	1ZEYHGS
<b>Property Type</b>	House
<b>House Size</b>	238 m2
<b>Land Area</b>	225 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (3) Balcony Dishwasher Built-in-Robes Remote Garage

**Christie Smith 0419 684 184**

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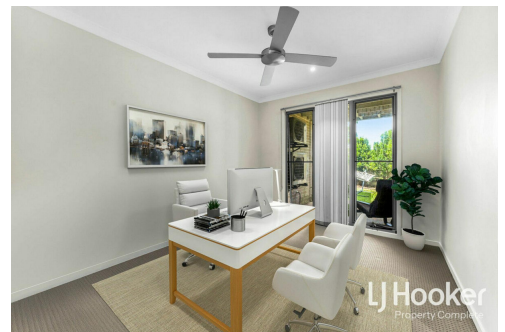
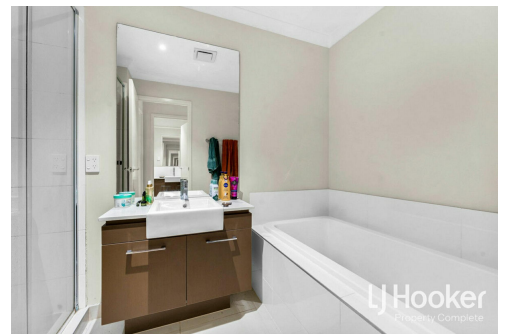
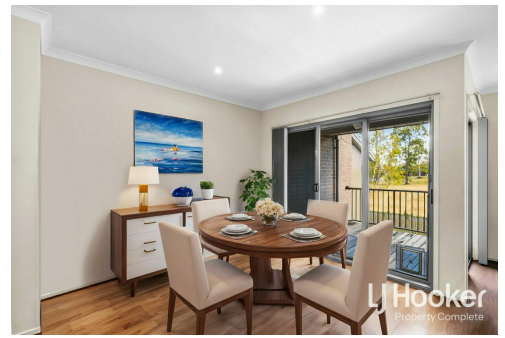
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4 | 3 | 2 | 238 Sqm |  | 

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown