

Yarrabilba, 3 Hantlemann Lane

Generous 238m² Terrace Home Offering Privacy and Space

This highly sought-after 4-bedroom, 3-bathroom terrace home with a double lock-up garage offers an incredible opportunity-all with no body corporate fees. Whether for living or investing, this standout property delivers long-term value in a prime location.

Boasting 238m² of well-utilised space, this terrace home is tailor-made for families needing room to grow or for investors seeking a high-demand, versatile property. Its layout and location offer broad appeal and lasting value.

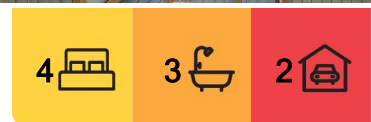
Features you'll enjoy here at 3 Hantlemann Lane include:

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.



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.



For Sale
Please Call

View
ljhooker.com.au/1ZX1HGS

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- * 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: 11/03/2026

This home offers an outstanding opportunity to secure a foothold in the market at an appealing price. Whether you're looking to join a vibrant community or make a smart investment, this property is well worth your attention.

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, 5 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:

Yarrabilba Cricket Association
Yarrabilba Touch Association
Yarrabilba Basketball



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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

Café 63

That Wrap Place

McDonalds



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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

Property ID	1ZX1HGS
Property Type	House
House Size	238 m2
Land Area	225 m2
Including	Ensuite Air Conditioning Toilets (3) Balcony Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184

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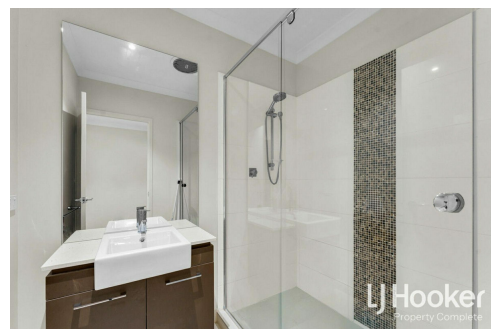
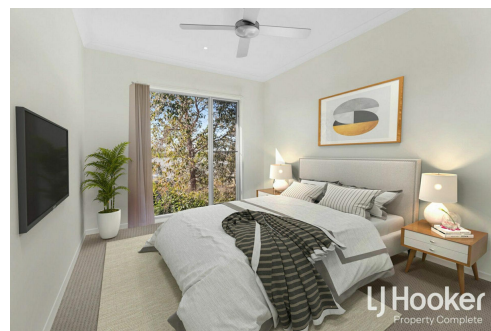
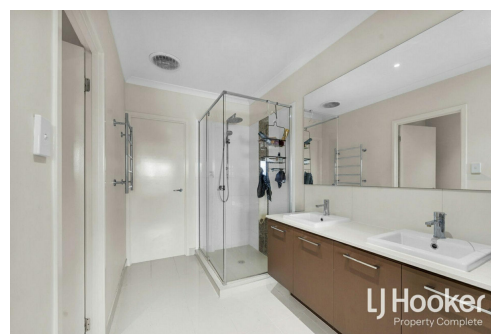
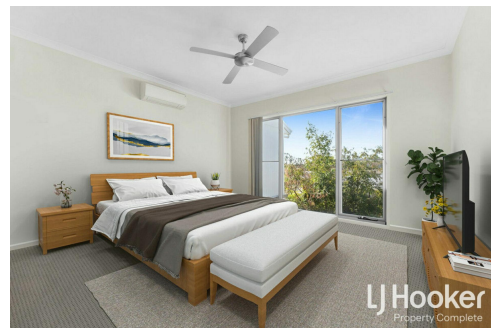
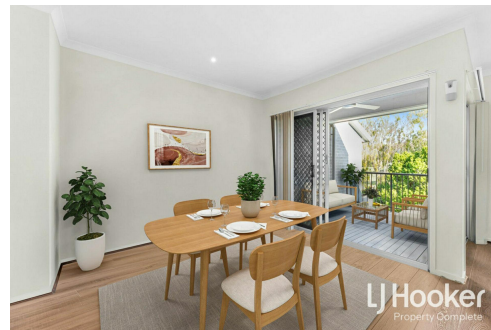
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3 Hantlemann Lane, Yarrabilba



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



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