

## Yarrabilba, 3 Tasker Street

What a Great Opportunity!

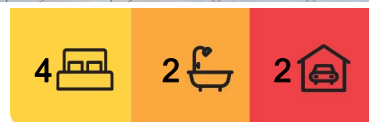
Welcome to 3 Tasker Street, a contemporary 4-bedroom home in the heart of Yarrabilba, perfectly designed for modern family living. Built in 2016, this standalone property sits on a tidy 290m<sup>2</sup> block with a spacious 168m<sup>2</sup> build, offering a perfect balance of comfort and convenience.

### Key Features:

- \*4 Bedrooms, 2 Bathrooms: Enjoy a spacious master bedroom featuring a ceiling fan, a walk-in robe, and a generous ensuite. The three additional bedrooms, two equipped with built-in robes and all featuring ceiling fans.
- \*Open-Plan Living: The open-plan design combines living and dining areas, enhanced by air conditioning for year-round comfort. A separate living space provides versatility for family activities or relaxation.
- \*Modern Kitchen: Cook and entertain in style with a stunning kitchen featuring beautiful stone benchtops and top-quality appliances.



**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**  
Offers Over \$619,000

**View**  
[ljhooker.com.au/5G4SF41](http://ljhooker.com.au/5G4SF41)

**Contact**  
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**LJ Hooker Nerang**  
**(07) 5581 4422**

- \*Bathrooms: The main family bathroom is both stylish and functional, featuring a shower and a bathtub, along with a separate toilet for added convenience.
- \*Outdoor Entertaining: Step outside to a large undercover alfresco area, ideal for entertaining guests or enjoying family meals outdoors. The fully fenced yard provides a secure space for children and pets to play.
- \*Double Garage: The property includes a double lock-up automatic garage with remote access, providing secure parking and additional storage.

\*Additional Features:

- \*No body corporate fees or strata —enjoy the benefits of a standalone property.
- \*Logan City Council rates combined with water costs approximately \$1000 per quarter, including water consumption.
- \*Current tenancy in place, generating \$550.00 per week with a lease until early April 2025. Rental appraisal suggests potential earnings of \$560.00 - \$600.00 per week based on current market conditions.

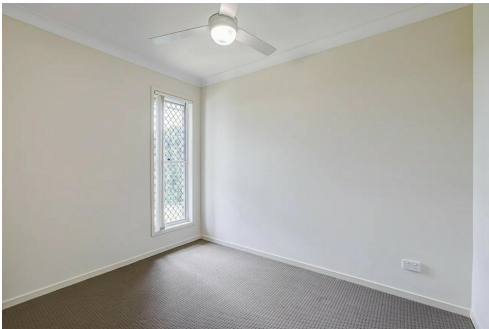
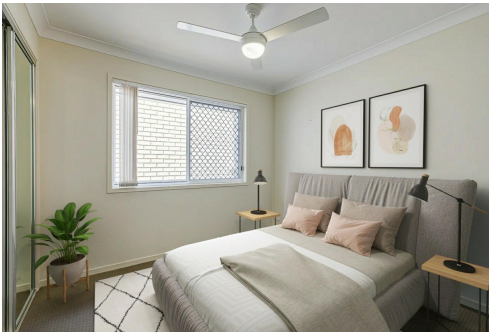
Enjoy the convenience of being within walking distance to local parks, charming cafés, and Yarrabilba State College, making this the perfect spot for families or investors alike.

## More About this Property

|               |         |
|---------------|---------|
| Property ID   | 5G4SF41 |
| Property Type | House   |
| House Size    | 160 m²  |
| Land Area     | 290 m²  |

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3 TASKER STREET, YARRABILBA

 3  2  2

Internal: 150m<sup>2</sup> | External: 18m<sup>2</sup> | Total: 168m<sup>2</sup>

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

