

## Yarrabilba, 6 Aurora Lane

Ideal Investment in Yarrabilba

Auction Location: LJ Hooker Property Complete office

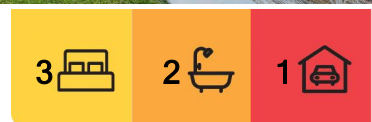
Auction Date: Thursday 22 August 2024

Time: 5.30pm

Location: LJ Hooker Property Complete, Level 1/32 Everglade Street, Yarrabilba

Click the link to register to bid: <https://buy.realtair.com/properties/137712>

Discover an incredible investment opportunity on Aurora Lane in the rapidly developing suburb of Yarrabilba. This ultra-affordable house features three bedrooms and two bathrooms, offering a comfortable living space and great long term tenants already in place. The property comes equipped with ducted cooling and heating, built-in robes, and a remote garage, ensuring modern convenience and livability.



**For Sale**  
Auction

**View**  
[ljhooker.com.au/1YKWHGS](https://ljhooke.com.au/1YKWHGS)

**Contact**  
**Trudy Weaver**  
0429 935 125  
[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)



**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.

**LJ Hooker Property Complete**  
**1300 360 388**

Current rent :\$450 per week  
Lease- 30/07/2024-30/07/2025

Seize this opportunity to invest in a high-growth area with great rental potential. With Great long term tenants, great return and excellent location, this property is sure to generate interest quickly. Act now to secure this promising investment in Yarrabilba-contact us today!

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 12,000 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, four 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  
Yarrabilba Community Association/Yarrabilba Connect  
5FOLD Op Shop

#### SHOPPING:

Coles  
McGuire's Cellars  
Just Crazy Bargains  
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



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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

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.



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## More About this Property

<b>Property ID</b>	1YKWHGS
<b>Property Type</b>	House
<b>House Size</b>	127 m <sup>2</sup>
<b>Land Area</b>	250 m <sup>2</sup>
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Liveability

**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

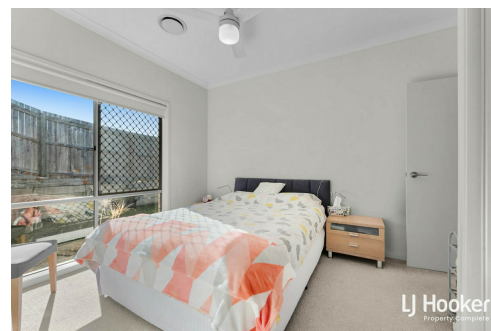
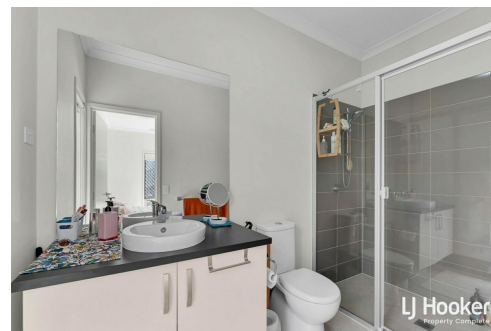
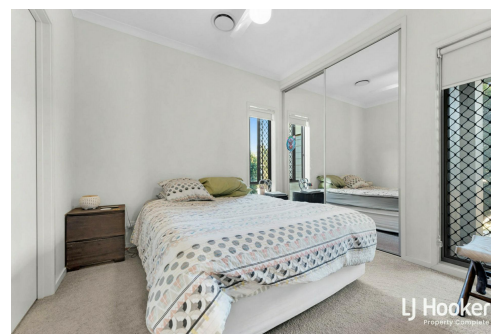
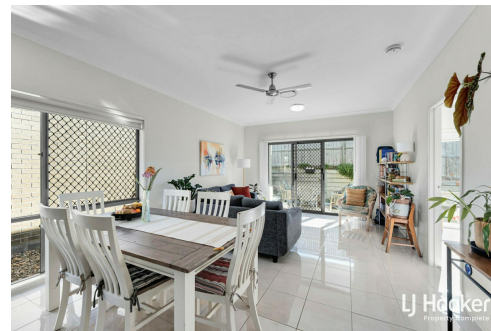
**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

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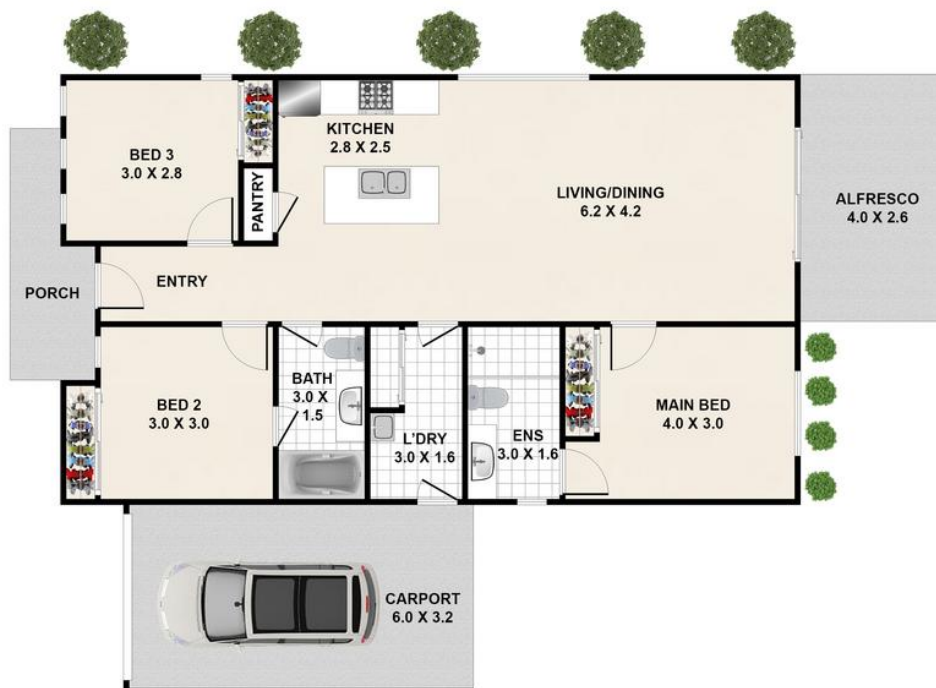
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6 Aurora Lane, Yarrabilba



3 | 2 | 1 | 127 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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