



Yarrabilba, 8 Kurgan Lane

AUCTION! NEST OR INVEST

Auction Location: Yarrabilba Hotel - 1-7 Waldron Street, Yarrabilba

Auction Date: Thursday 18th July 2024

Time: 5.30pm

Location: Yarrabilba Hotel 1 - 7 Waldron St, Yarrabilba

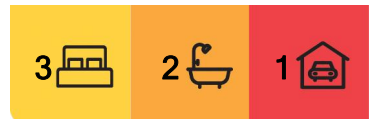
Welcome to 8 Kurgan Lane, Yarrabilba! This modern, charming residence offers a perfect blend of style, comfort, and convenience, ideal for first-time buyers, savvy investors, or families seeking a serene lifestyle in one of Queensland's fastest-growing communities.

Key Features:

- Gas Cooktop: Perfect for gourmet cooking.
- 3 Bedrooms: Spacious rooms with built-in robes and ceiling fans.



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
Auction!

View
ljhooker.com.au/1YG2HGS

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LJ Hooker Property Complete
1300 360 388

- 2 Bathrooms: Including a master ensuite for added luxury.
- Single Car Garage: Secure parking with added storage space.
- Island Kitchen Bench: Ideal for meal preparation and casual dining.
- No Front Neighbors: Enjoy unobstructed views and privacy.
- Open Plan Living: Seamless flow between the living, dining, and kitchen areas.
- 296m² Block of Land: Ample space for outdoor activities and relaxation.
- Leased Until October 2024: Reliable long-term tenant secured, making this property an excellent investment opportunity.

Property Highlights:

- Modern Kitchen: Featuring quality fixtures, ample storage, and a dishwasher.
- Comfort and Convenience: Equipped with two split system air conditioners for year-round comfort.
- Fully Fenced Backyard: Secure and private, perfect for children and pets.
- Prime Location: Situated on a quiet street, within walking distance to local schools and shops.

Community and Lifestyle:

Yarrabilba is a vibrant community offering the perfect blend of suburban living with the beauty of rural retreats and natural parklands. Ideally positioned between Brisbane's CBD and the Gold Coast, this master-planned development is on the doorstep of stunning Mt. Tamborine.

Residents enjoy a high quality of life with easy access to numerous amenities, including parks, schools, shops, and community facilities. The area hosts various annual events, such as the Yarrabilba Park Run, Halloween Event, Christmas Carols, and the popular monthly Mingle Markets in Darlington Parklands.

Local Amenities Include:

Schools and Childcare: Yarrabilba State School, Yarrabilba State Secondary College, St Clare's Catholic Primary School, San Damiano College, and several early learning centers.

Shopping and Services: Coles, Liquor Legends, various boutiques, and essential services like vet clinics, auto services, and medical centers.

Dining and Entertainment: A variety of cafes, restaurants, and fast-food outlets to suit all tastes.

Health and Fitness: Multiple fitness centers, dental clinics, physiotherapy, and health clubs.

Recreational Facilities: Numerous parks with playgrounds, sporting fields, and walking/cycling tracks.

Don't miss this exceptional opportunity to secure a contemporary lifestyle in a thriving community. Whether you're looking for a place to call home or a solid investment with a reliable tenant until October 2024, 8 Kurgan Lane has it all. Contact us today to learn more about this fantastic property and take the first step towards your dream home!

Contact:

For more information or to arrange a viewing, please contact us now. This property won't



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last long on the market, so act fast to make it yours!

Disclaimer:

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More About this Property

Property ID	1YG2HGS
Property Type	House
Land Area	296 m ²
Including	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Liveability

Christie Smith 0419 684 184

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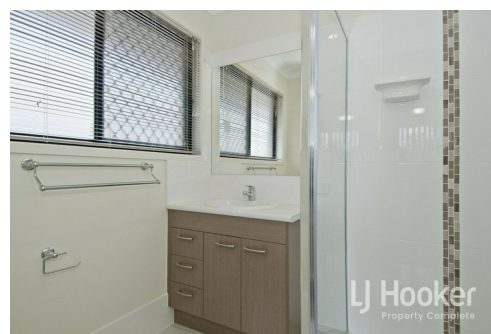
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