

Yarrabilba, 18/8 Highlands Street

OPPORTUNITY FOR AN INVESTOR OR FIRST HOME BUYER!

Fantastic Low Maintenance Townhouse in the heart of Yarrabilba!

This well maintained property is located at 18/8 Highlands Street, Yarrabilba. This two-story townhouse is situated in a convenient location on entrance to the estate. With three bedrooms, two bathrooms, and one garage, this property offers plenty of space for families or couples.

Upon entering the home, you will be impressed by the modern kitchen that is perfect for cooking up your favorite meals. The open plan living area provides ample space for entertaining guests or simply relaxing. The bedrooms are also spacious and feature large windows that provide plenty of natural light throughout the day.

The master bedroom includes an ensuite bathroom and built-in robes which offer plenty of



For Sale
CONTACT AGENT

View
ljhooker.com.au/1Y1BHGS

Contact
Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au



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.

storage space. Other features of this property include air conditioning to keep you comfortable during hot summer months as well as a garage to store your vehicle securely.

18/8 Highlands Street Property Features:

- Three good-sized bedrooms, each with ceiling fans and built-in robes
- Main bedroom features split system air conditioning, walk-in robe and modern ensuite
- Main bathroom featuring shower-over-bath, with the main toilet located separately for convenience
- Modern kitchen and ample cupboard space
- Tiled open-plan living and dining area with split system air conditioning and sliding door access to the back patio
- Separate laundry with large linen cupboard
- Powder room located on the bottom level for your convenience
- Single lock-up garage with internal access
- Security screens throughout for peace of mind
- Undercover patio overlooking the courtyard
- Balcony on upper level
- Fully-fenced private courtyard with direct gate access to Howe Street

Current Rent: \$440 per week

Lease ends: 2nd October 2024

Rental Appraisal: \$500 per week

Don't miss out on this opportunity to own this great value property in Yarrabilba!

Contact Trudy on 0429 935 125 for more information on this great home. Private inspections are welcome and open homes are available to inspect in person also.

We live here - we work here - we love here

Yarrabilba is the perfect 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 start enjoying today, 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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four 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:



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.

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

SHOPPING:

Coles
Liquor Legends
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
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
Vibe Massage and Aesthetics

PROFESSIONAL SERVICES:

ITP Income Tax Professionals
ACS Legal Solutions
Australian Conveyancing Solutions
Mortgage Choice

FOOD:

Yarrabilba Coffee Hub
Café 63
That Wrap Place
McDonalds
Dominos
Crisp Pizza
Jimbos Fish and Chip



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.

Golden Lor Chinese Restaurant

Pikoon Thai Restaurant

Yarrabilba Bakery

Rainbow Bakery

EDUCATION:

Yarrabilba State Secondary College

Yarrabilba State Primary school

St Clare's Catholic Primary school

San Damiano College

Sparrow Childcare Centre

Harmony Childcare Centre

Grand Kids Early Learning Centre

HEALTH AND FITNESS:

My Health South-East Skin and Medical

Yarrabilba Dental

Bilby Dental

Terry White Chemist

QML

Absolute Physio and Rehab

Kids Therapy Club

Yarra MMA

Live Fit Yarrabilba

Anytime Fitness

Snap Fitness

ESN Supplements

Little Snappers Swim School

PARKS AND RECREATION:

Plunkett Conservation Park

Wickham National Park including Wickham Peak Lookout

Jinnung Jalli Native Trail Gossan Circuit

Shaw Street Oval sporting fields, tennis, and netball courts

Current Parks with more to come:

Darlington Park with water play area

Buxton Park

Greenstone Park

Fox Park

Daybreak Park

Sandstone Park

Public gym equipment

2 fenced Dog parks

It's time to call this growing community home!

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.



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.

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	1Y1BHGS
Property Type	House
House Size	139 m ²
Land Area	133 m ²
Including	Ensuite Air Conditioning Toilets (3) Dishwasher Built-in-Robes Remote Garage

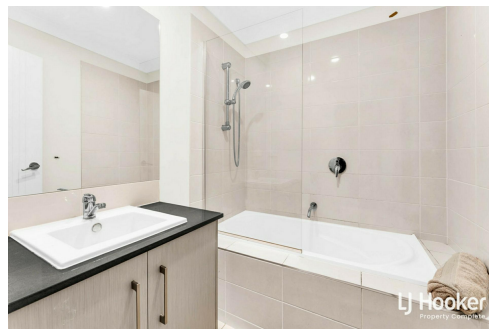
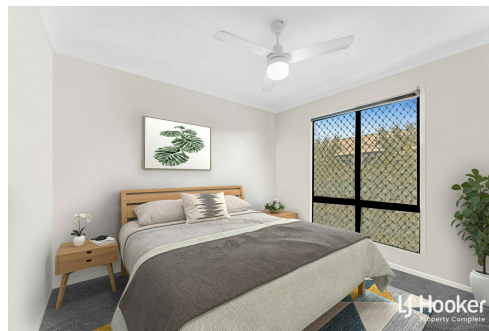
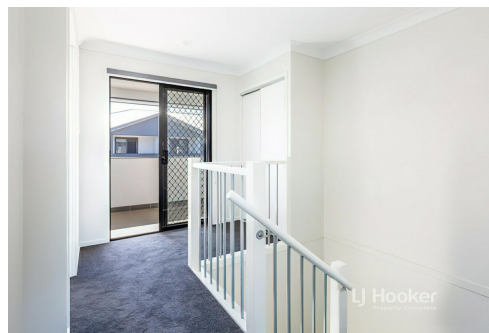
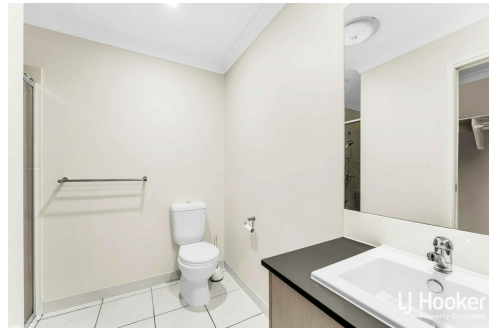
Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

propertycomplete.ljhooker.com.au | admin@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**

Example of Townhouse Floorplan



3 | 2 | 139 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



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.