



18 Garragull Drive, Yarrabilba




## Central Convenience & Outstanding Investment Potential - No Body Corporate

Perfectly positioned in Yarrabilba's sought-after central school precinct, 18 Garragull Drive presents an exceptional opportunity to secure a quality terrace home in a location that continues to be in high demand. Overlooking greenspace and just moments from schools, childcare, shopping and local amenities, this is a property that offers both immediate returns and long-term lifestyle appeal.

Currently leased to long-term tenants who have proudly called this property home, it provides investors with the security of an established tenancy while also presenting future homeowners with the opportunity to secure their place in the market today and move in when the time is right.

Designed for easy living, the home offers a practical floorplan with spacious open-plan living and dining, a modern kitchen positioned at the heart of the home, comfortable bedrooms and low-maintenance outdoor spaces that make everyday living effortless.

Whether you're expanding your investment portfolio, purchasing your

4  3  2 

**FOR SALE**  
Contact Agent

**VIEW**  
Sat 4th Jul @ 11:00AM - 11:30AM

**AGENTS**  
Christie Smith  
0419 684 184  
csmith@ljhcomplete.com.au

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

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

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**

first investment, or planning ahead for your family's future, this home offers the flexibility to enjoy rental income now while securing a home in one of South East Queensland's fastest-growing communities.

With Yarrabilba State School, St Clare's Catholic Primary School, parks, sporting facilities, cafes, shopping precincts and public transport all within easy reach, the location is simply hard to beat.

Property inclusions:

- Positioned in the highly sought-after central school precinct
- Long-term tenants in place, providing immediate rental income
- Excellent opportunity for investors or future owner-occupiers
- Functional floorplan with spacious open-plan living and dining
- Well-appointed kitchen with ample storage and bench space
- Large bedrooms with built-in wardrobes
- 3 Bathrooms
- Double lock up garage with internal access
- Low-maintenance block, ideal for busy lifestyles
- Close to Yarrabilba State School, childcare, parks, shopping and cafes

Lease Until - 02/02/2027

Weekly Rent: \$650 per week

Set within Logan City's thriving growth corridor, Yarrabilba is one of South East Queensland's largest master-planned communities, offering a lifestyle that combines modern convenience with abundant green space. Ideally positioned approximately 45 minutes from both the Brisbane CBD and the Gold Coast, and just a short drive to Tamborine Mountain, Yarrabilba provides the perfect balance of connectivity and relaxed family living.

With established schools, childcare centres, shopping, cafés, parks, sporting facilities and kilometres of walking and cycling trails already in place, the community continues to evolve with significant investment in future infrastructure and amenities.

Whether you're looking for a smart investment with immediate returns or a home to grow into in the future, 18 Garragull Drive offers the perfect combination of location, convenience and long-term potential.

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 DETAILS

Property ID 21K4HGS  
Property Type Terrace  
House Size 222 m2  
Land Area 217 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Balcony  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Remote Garage

**Christie Smith 0419 684 184**

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

**Trudy Weaver 0429 935 125**

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

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)

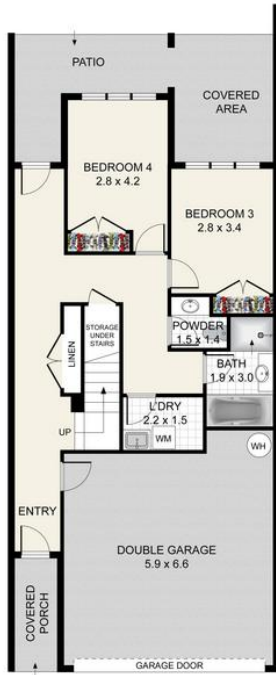


# 18 Garragull Drive, Yarrabilba



4 🚗 | 3 🏠 | 2 🚗 | 222 Sqm 🏠 | 📏

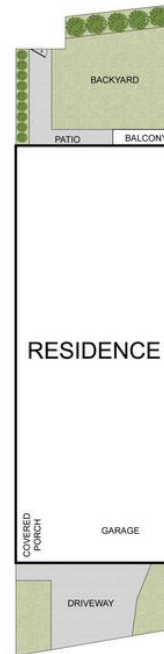
Total approx area includes outside covered areas



GROUND FLOOR



FIRST FLOOR



SITE PLAN

Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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.

