

Yarrabilba, 8/8 Highlands Street

SOLD by Christie Smith

Prime Opportunity for the Astute Investor!

Welcome to 8/8 Highlands Street, Yarrabilba! This immaculately maintained three-bedroom townhouse is located at the entrance of Yarrabilba boasting an abundance of modern features and desirable conveniences for families and/or couples alike.

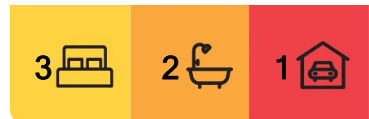
The functional floorplan and inclusions of this property provide sufficient space for entertaining or relaxing, whilst the layout of the kitchen is perfect for cooking up your favourite meals to share with family and friends. Additionally, the property has security screens and roller blinds throughout for peace of mind, visitor parking and all common areas very well maintained within the complex.

Currently rented at \$500 per week with existing lease till 15th November 2025.

Body Corporate Information available upon request.



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 \$539,000

View
ljhooker.com.au/1ZEWHGS

Contact
Christie Smith
0419 684 184
csmith@ljhcomplete.com.au

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

LJ Hooker Property Complete
1300 360 388

Downstairs Features Include:

- * Modern kitchen with ample cupboard space, dishwasher & electric cooking.
- * Tiled open plan living + dining area with split system air conditioning.
- * Covered private back patio & landscaped courtyard overlooking reserved green space.
- * Separate internal laundry with large linen cupboard & access to the powder room.
- * Single remote-controlled garage with internal access.

Upstairs Features Include:

- * 3 well portioned bedrooms, each with ceiling fans and mirrored built-in robes whilst the master features a walk-through robe, air-conditioning and ensuite.
- * Main bathroom featuring shower-over-bath, with the main toilet located separately for shared convenience.
- * Spacious covered balcony off the upstairs landing that is also catered with additional storage.

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 14,000 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, 5 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
Liquor Legends
McGuire's Cellars
Silly Solly's
Just Crazy Bargains



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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

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



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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. 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

Property ID	1ZEWHGS
Property Type	Townhouse
House Size	139 m2
Including	Ensuite Air Conditioning Toilets (2) Balcony Dishwasher Built-in-Robes Secure Parking Remote Garage

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

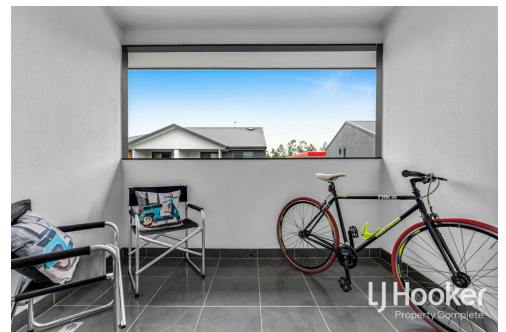
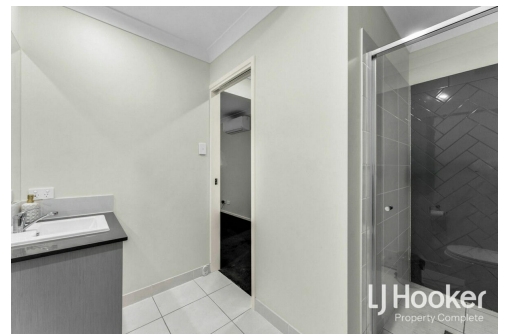
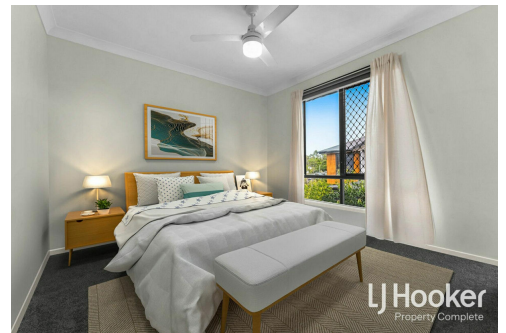
Trudy Weaver 0429 935 125

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



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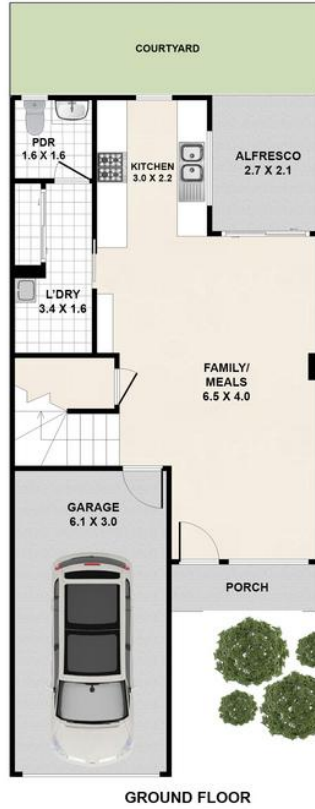
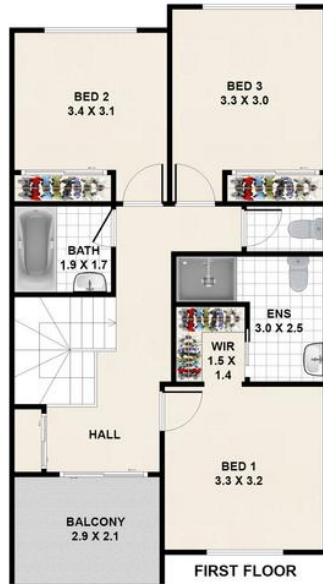
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3 | 2 | 139 Sqm | |

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



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