



## Yungaburra, 2 Hickory Terrace

Modern Elegance with Breathtaking Views —Self Contained Studio!

This beautifully finished residence offers the perfect blend of contemporary living, comfort, and position, all just minutes from the charming Yungaburra Village.

Thoughtfully designed to maximise space and take in the picturesque surroundings, this stylish home features a stunning modern kitchen at its heart —a true entertainer's dream. Enjoy an expansive island bench, sleek appliances, abundant storage and bi-fold windows that open to peaceful garden views.

The light-filled open-plan living and dining areas flow effortlessly from the kitchen and extend out onto a generous entertainment deck. Here, you can relax with your morning coffee, host sunset gatherings, or simply take in the rural and lake scenes. An additional pergola further enhances your outdoor living options.



**For Sale**  
Offers Over \$970,000

**View**  
By Appointment



**LJ Hooker Malanda**  
**(07) 4096 5446**

**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.

Inside, the home boasts three well-appointed bedrooms, each with built-in wardrobes and air conditioning. Two of the bedrooms, including the master, offer stylish ensuite bathrooms. The third bedroom, located at the front of the home, has private external access and can be locked off to create a fully self-contained studio. Complete with a kitchen, luxurious open shower, freestanding bathtub, private deck, and separate entry — it's ideal for guests, Airbnb income, or multigenerational living.

Surrounded by lush, established and well manicured gardens, this home offers exceptional detail and a peaceful rural ambiance.

**Property Features:**

- \*3 spacious bedrooms, 3 modern bathrooms
- \*Fully self-contained studio/granny flat with private access/Deck
- \*Open-plan living and dining areas with stunning rural outlook
- \*Stylish modern kitchen with island bench and quality appliances
- \*Expansive entertainment deck and additional pergola
- \*Fully air-conditioned throughout
- \*Electric remote-controlled blinds for deck area
- \*Electric built in fireplace heater
- \*Double remote-control garage
- \*5kW solar system
- \*Established landscaped gardens
- \*Beautiful views of surrounding farmland and lake

This is a rare opportunity to secure a quality home that combines modern living with natural beauty, just a short stroll from the heart of Yungaburra.

Don't miss this rare opportunity - contact exclusive marketing agent Joson Curcio today on 0439 948 999.

## More About this Property

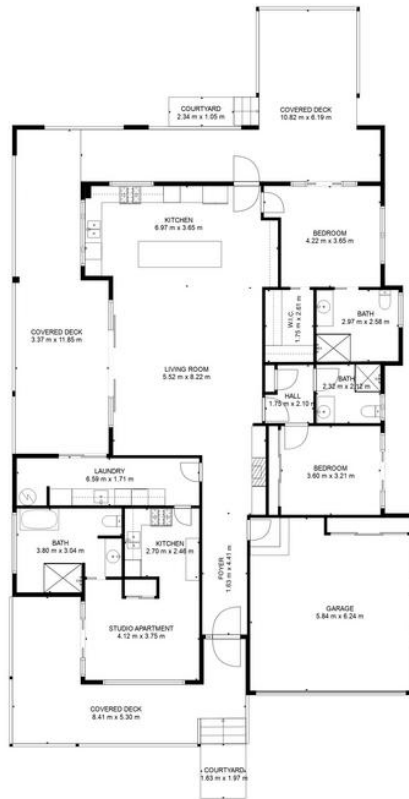
<b>Property ID</b>	VXHZE
<b>Property Type</b>	House
<b>Land Area</b>	1100 m2
<b>Including</b>	Air Conditioning Deck Dishwasher Outdoor Entertaining Built-in-Robes Solar Panels

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**TOTAL: 167 m<sup>2</sup>**

**FLOOR 1: 167 m<sup>2</sup>**

**EXCLUDED AREAS: GARAGE: 35 m<sup>2</sup>, COVERED DECK: 98 m<sup>2</sup>, COURTYARD: 6 m<sup>2</sup>**

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

