

8 Kurgan Lane, Yarrabilba, Qld 4207



House For Sale

Wednesday, 26 June 2024

8 Kurgan Lane, Yarrabilba, Qld 4207

Bedrooms: 3

Bathrooms: 2

Parkings: 1

Area: 296 m2

Type: House



Christie Smith
1300360388



Cody Howard
1300360388

Auction

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 Click the link to register to bid:

<https://buy.realtair.com/properties/134850> Discover the ideal investment opportunity or place to call home in the heart of Yarrabilba at 8 Kurgan Lane! This charming 3-bedroom residence with a single garage is tailored perfectly for you. Positioned on a quiet street within walking distance of local schools and local shops, it's an investor's dream with a reliable long-term tenant secured until October 2024. Inside, the home boasts generous space, featuring three bedrooms complete with built-in robes and ceiling fans, a spacious living area, and a separate dining room ideal for entertaining. Perfectly suited for families seeking a safe and nurturing environment, this property offers proximity to essential amenities, making it equally appealing to both investors and homeowners. Key features of 8 Kurgan Lane include:- 3 bedrooms with built-in robes and ceiling fans- 2 bathrooms- Open plan living area- Well-appointed kitchen with ample storage and a dishwasher- 2 x split system air conditioners- Fully fenced backyard- Single lock-up garage Don't miss this exceptional opportunity to enter Queensland's fastest growing region's property market. Act now before it's gone! 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: Yarrabilba Cricket Association Yarrabilba Touch Association Yarrabilba Basketball Yarrabilba Community Association / Yarrabilba Connect 5 FOLD 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 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 MMALive 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.