



58 Wellington Circuit, Yarrabilba

Run Your Business from Home - Premium Family Living - Walk to South Rock State School

Welcome to 58 Wellington Circuit, Yarrabilba - Positioned in the ever-growing and family friendly community of Yarrabilba, this expansive and versatile residence offers the perfect balance of comfortable family living and exciting home business potential.

Designed with flexibility in mind, the standout feature of this home is the privately positioned fifth bedroom retreat, complete with its own kitchenette and separate living zone. Whether you operate a home beauty studio, lash artistry business, home dressing consultancy, photography space, content creation studio, or simply require a private area for extended family or teenagers, this unique setup presents endless possibilities for those looking to blend work and lifestyle seamlessly.

The main residence offers spacious open plan living and dining, creating a welcoming central hub for everyday living and entertaining. The modern kitchen is thoughtfully designed with quality appliances, ample bench space, and generous storage to cater to busy households.

5 3 2

FOR RENT
\$1000 PER WEEK

VIEW
Sat 13th Jun @ 10:15AM - 10:30AM

AGENTS
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AGENCY
LJ Hooker Property Complete
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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

FEATURES -

- Unique fifth bedroom retreat with kitchenette, separate living area, dedicated bathroom and own separate access
- Ideal setup for home business opportunities such as beauty, lashes, photography, styling or creative workspace
- Spacious open plan living and dining area
- Modern kitchen with ample storage and bench space
- Four bedrooms with built in wardrobes
- Ducted air conditioning for year round comfort
- Outdoor entertaining area
- Fully fenced yard
- Double lock up garage
- Key-less entry doors
- Located within close proximity to parks, schools, shops and local amenities

This is a rare opportunity to secure a home that truly caters to modern living and flexible work from home lifestyles.

Disclaimer: Tenants are advised to make their own enquiries regarding council approvals or requirements relating to any home business operations.

Disclaimer: We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants should make their own enquiries to verify information relating to this property, the suitability with regards to internet / phone providers and/or local council requirements with regards to parking and/or pets.

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

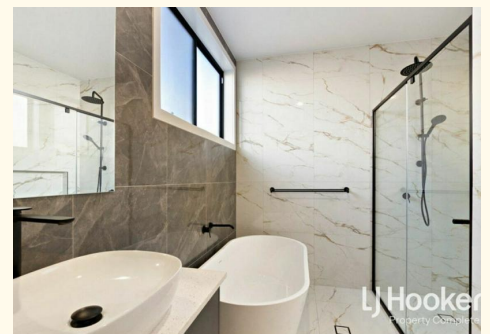
Property ID	21DYHGS
Property Type	House
Including	Air Conditioning Ducted Cooling Ducted Heating Toilets (4) Built-in-Robes Secure Parking Remote Garage

Kylian Simpson 1300 360 388

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Plans should not be relied on. Interested parties should make and rely on their own enquiries.
 The floor plan is not to scale, measurements are indicative and in metres. Exterior elements are not in position.



APPROXIMATE AREAS	
Internal Area	203 sqm
External Area	18 sqm
Total Area	221 sqm