

Yarrabilba, 14 Welford Circuit

Stylish Living at 14 Welford: Modern Comforts in Every Space!

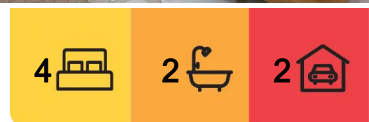
Explore modern suburban living at 14 Welford Circuit, Yarrabilba —a meticulously designed 4-bedroom plus Study home that seamlessly combines convenience and style. Just minutes from schools, this residence boasts an air-conditioned living area, well-appointed kitchen, carpeted spacious bedrooms (including a main bedroom with ensuite and walk-in robe), contemporary main bathroom, covered alfresco area, and a fully fenced, easily maintainable yard. Your dream family home awaits, with every detail crafted for comfort and style.

14 Welford Circuit Features:

- Air conditioning in the tiled open-plan living/dining area
- Well-appointed kitchen with stainless steel appliances
- Modern main bathroom with separate bath and shower



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 \$559,000

View
ljhooker.com.au/1XXHHGS

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LJ Hooker Property Complete
1300 360 388

- Master bedroom with ensuite and large robe
- Carpet and built-in robes in all 4 bedrooms
- Additional Study
- Covered alfresco patio overlooking a low-maintenance backyard
- Double lock-up garage

Your family's comfort is prioritized with air conditioning, security screens, and ceiling fans throughout the home.

Investment Highlights:

Active Lease Potential: Benefit from the property's lease, offering stability and consistent returns for savvy investors.

Yarrabilba's Growth: With Yarrabilba experiencing robust capital growth, this property presents an attractive investment opportunity in a thriving market. **Family-Friendly Location:** Proximity to schools, parks, and essential services ensures broad tenant appeal, making it an ideal choice for investors looking for a reliable income stream.

To explore this beautiful family residence, call Aaron Riding at 0428 819 037 and book a private inspection.

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 | 1XXHHGS |
| Property Type | House |
| House Size | 182 m ² |
| Land Area | 265 m ² |
| Including | Ensuite Study Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage Liveability |

Aaron Riding 0428 819 037

Elite Sales Consultant | ariding@ljhcomplete.com.au

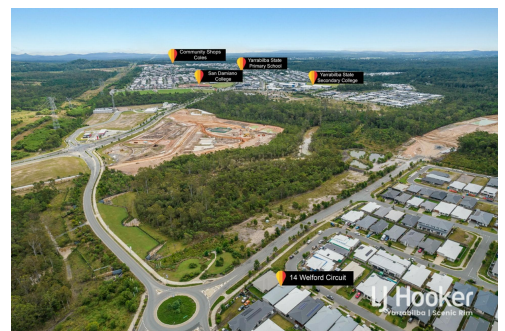
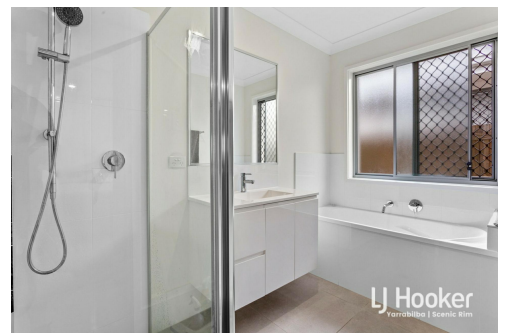
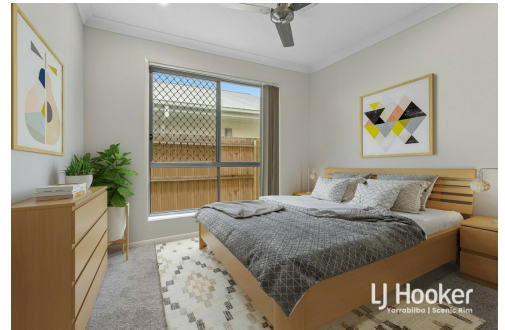
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Approx Sqm
 Inside Areas - 165.2 Sqm
 Outside Areas - 17.0 Sqm
 The Total Areas - 182.2 Sqm

14 Welford Circuit, Yarrabilba

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.