

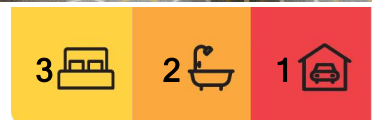
## Yarrabilba, 19 Rosewood Circuit

Calling Investors - Beautifully presented home with long term tenants!

Perfectly positioned in a sought-after pocket of Yarrabilba, 19 Rosewood Circuit offers the ideal blend of comfort, style, and convenience. Currently tenanted by excellent occupants on a long term lease through to July 2026, this beautifully maintained low-set home is a standout opportunity for investors.

Featuring three generously sized bedrooms, this home features a functional layout designed for modern living. The open-plan kitchen, dining, and living areas flow seamlessly to a covered alfresco space and a low-maintenance backyard - perfect for relaxing or entertaining. A second living area ensures there's ample room for everyone to enjoy their own space.

At the front of the home, a welcoming study nook sets the tone, leading past the master suite complete with a walk-through robe and spacious ensuite. The contemporary kitchen



**For Sale**  
Please Call

**View**  
[ljhooke.com.au/1ZWJHGS](https://ljhooke.com.au/1ZWJHGS)

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**LJ Hooker Property Complete**  
**1300 360 388**

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sits at the heart of the home, equipped with quality appliances, ample bench space, and plenty of storage.

Additional features such as a separate laundry and an additional versatile walk in linen or storage room, add to the practicality and appeal of this well-appointed residence.

Property Highlights:

- Air-conditioned open-plan living and dining
- Modern kitchen with quality appliances and ample storage
- Second living area, perfect for family flexibility
- Master bedroom with ensuite and walk-through robe
- Three carpeted bedrooms with built-in robes
- Stylish main bathroom with separate shower and bath
- Covered alfresco overlooking a fully fenced, low-maintenance backyard
- Separate laundry and oversized storeroom
- Single lock-up garage

Convenient location close to Buxton Park, schools, and shops

Whether you're looking to invest or settle into a quality home in a thriving community, 19 Rosewood Circuit delivers on all fronts.

Yarrabilba is great 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 grow your business, 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



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McGuire's Cellars  
Just Crazy Bargains  
Silly Solly's  
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  
Kennards Self Storage  
Yarrabilba Queensland Ambulance Station  
Yarrabilba Fire & Rescue Station  
EMF Fitness & Recovery Yarrabilba  
Anytime Fitness  
Snap Fitness  
Fitstop Yarrabilba

#### 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  
Koco Hair Studio  
Beauty by Savi  
Envy Aesthetic Ink & Beauty  
Vibe Massage and Aesthetics  
Meridian Aesthetics

#### PROFESSIONAL SERVICES:

ITP Income Tax Professionals  
ACS Legal Solutions  
Australian Conveyancing Solutions  
Mortgage Choice

#### FOOD:

Yarrabilba Hotel  
Yarrabilba Coffee Hub  
Café 63  
That Wrap Place  
McDonalds  
Red Rooster



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Dominos  
 Crisp Pizza  
 Jimbos Fish and Chip  
 Golden Lor Chinese Restaurant  
 Sushi Paradise  
 Guru —Fine Indian Cuisine  
 Pikoon Thai Restaurant  
 Yarrabilba Bakery  
 Rainbow Bakery

**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 About this Property

<b>Property ID</b>	1ZWJHGS
<b>Property Type</b>	House
<b>House Size</b>	136 m2
<b>Land Area</b>	313 m2
<b>Including</b>	Ensuite Air Conditioning Toilets (2) Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking Fully Fenced Remote Garage Liveability

**Trudy Weaver 0429 935 125**

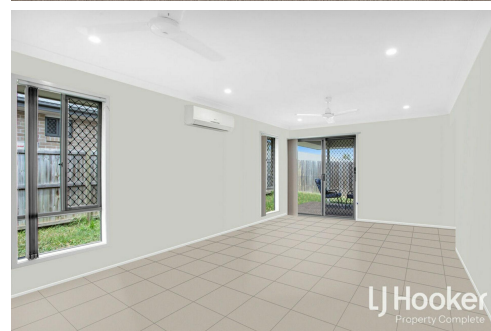
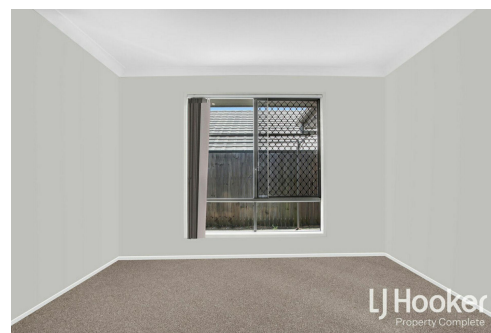
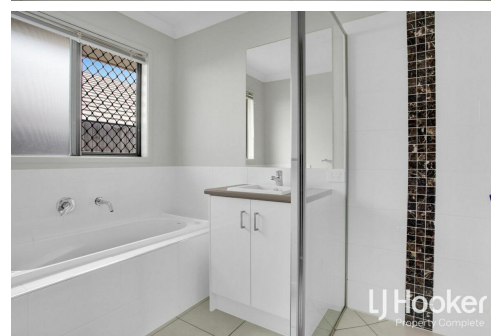
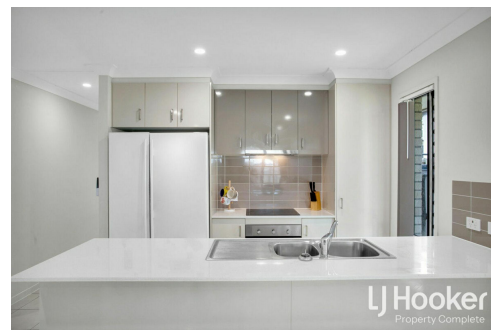
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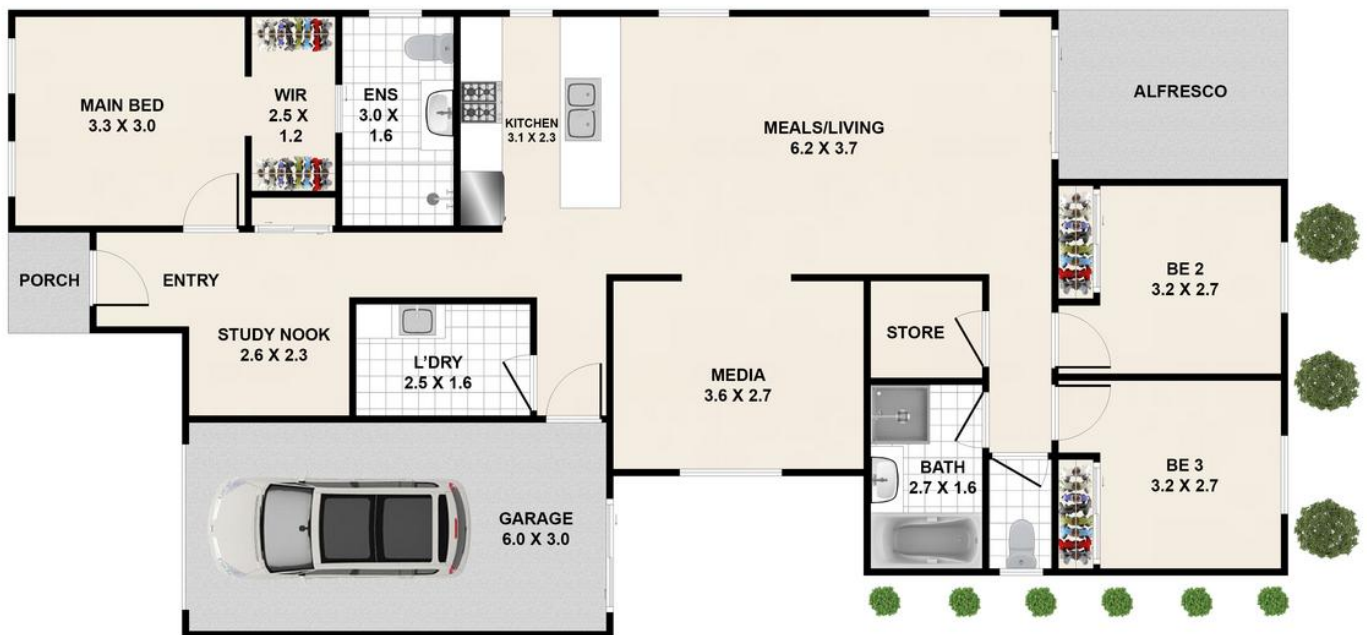


19 Rosewood Circuit, Yarrabilba



3 | 2 | 136 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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