



Yarrabilba, 19 Rosewood Circuit

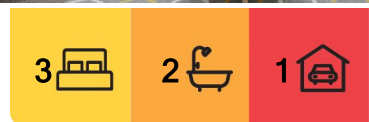
SOLD By Christie Smith

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



For Sale
Offers Over \$699,000

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

Contact
Christie Smith
0419 684 184
csmith@ljhcomplete.com.au

Trudy Weaver
0429 935 125
tweaver@ljhcomplete.com.au



LJ Hooker Property Complete
1300 360 388

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.

suite complete with a walk-through robe and spacious ensuite. The contemporary kitchen 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:



LJ Hooker Property Complete
1300 360 388

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.

Coles
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



LJ Hooker Property Complete
1300 360 388

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.

Red Rooster
 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

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

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

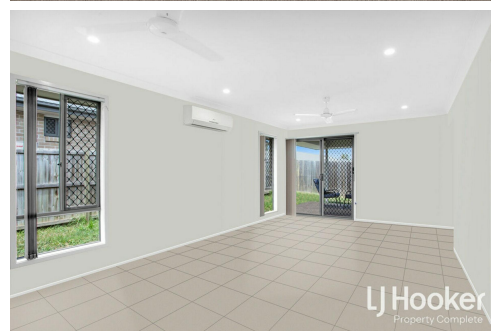
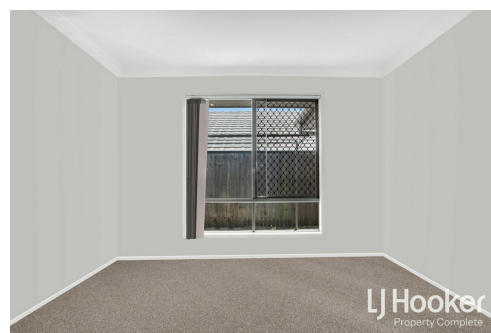
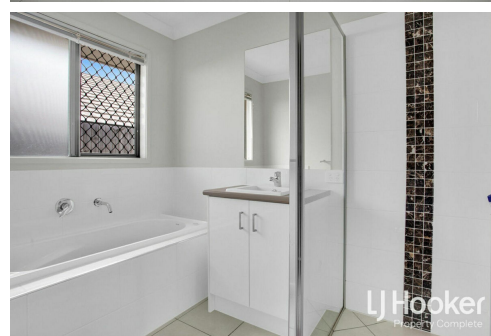
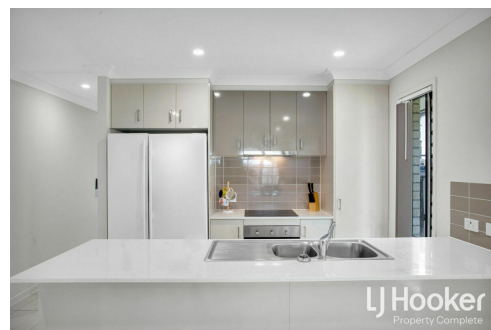
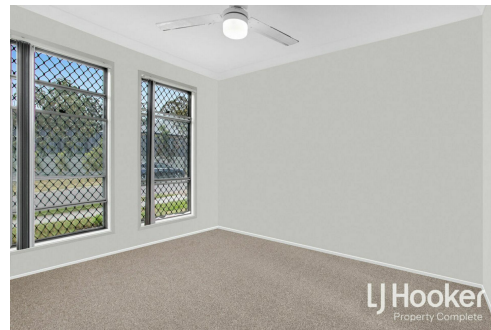
Trudy Weaver 0429 935 125

Sales Consultant | tweaver@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au



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.

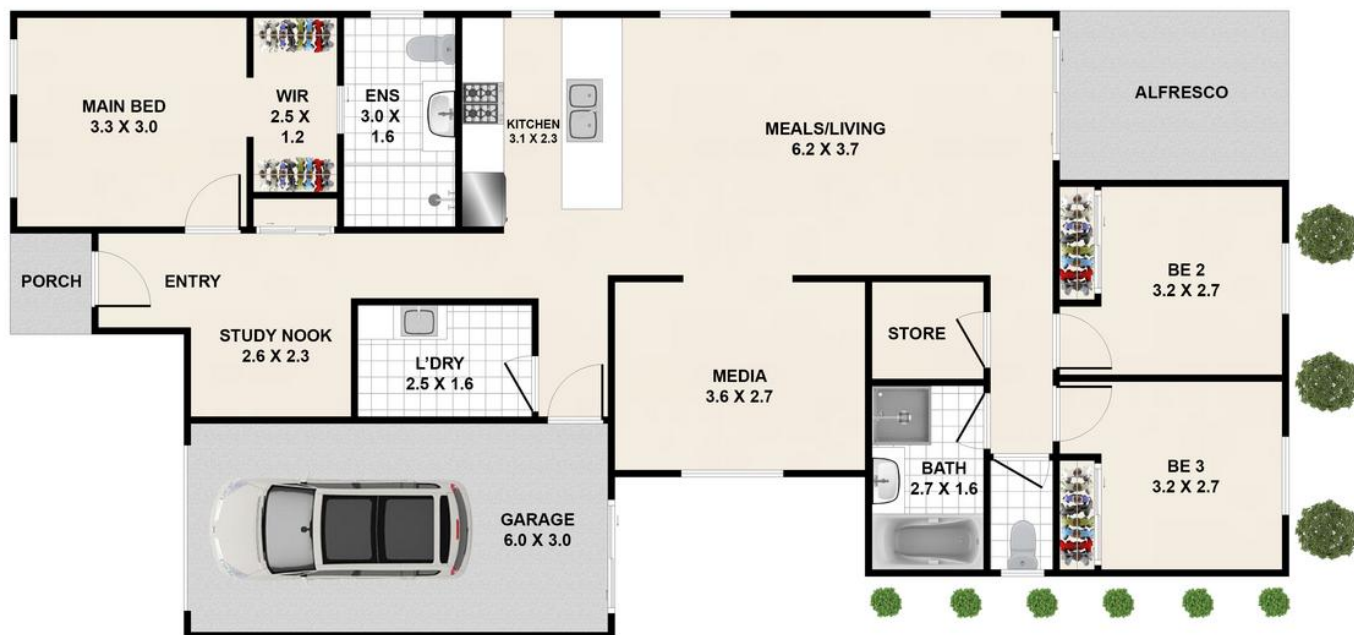
LJ Hooker Property Complete
1300 360 388

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



LJ Hooker Property Complete
1300 360 388

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.