






31 Windsor Avenue, Yarrabilba

## Modern Entertainer with Spacious Design & Prime Location

Perfectly positioned to maximise space with its smart double-storey design, this modern residence occupies a prime corner block at Windsor Avenue and Rosewood Circuit in the rapidly growing suburb of Yarrabilba. Built in 2017, the home sits on a low-maintenance 296m<sup>2</sup> allotment and is currently tenanted, offering immediate rental income - an excellent opportunity for the savvy investor.

Thoughtfully designed for comfortable family living, the home features four well-sized bedrooms, all with built-in robes. The master suite is privately positioned and includes a walk-in robe and ensuite. A well-appointed kitchen sits at the heart of the home, complete with a freestanding gas cooker and seamless flow to the air-conditioned dining and living area.

Upstairs and downstairs living is well catered for, with a dedicated family media room adding versatility for relaxation or entertaining. The main bathroom includes a bathtub and separate toilet, while an additional toilet downstairs enhances everyday convenience.

4  2  2 

### FOR SALE

Offers Over \$890,000

### VIEW

Sat 30th May @ 12:05PM - 12:35PM

### AGENTS

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

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

### AGENCY

LJ Hooker Property Complete  
1300 360 388

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Step outside to enjoy the covered alfresco area flowing directly from the main downstairs living - perfect for effortless entertaining and seamless connection to the kitchen. The secure, low-maintenance backyard offers a great space for kids to play or pets to roam. Additional features include a separate laundry and a double remote garage with internal access.

Features Include:

- Four spacious bedrooms, all complete with built-in robes and ceiling fans
- Master suite featuring a walk-through robe and private ensuite
- Separate upstairs media room with air-conditioning, perfect for movie nights or a kids retreat
- Light-filled open plan living and dining area with air-conditioning for year-round comfort
- Modern kitchen with ample storage, 900mm freestanding gas cooktop and dishwasher
- Covered alfresco entertaining area flowing seamlessly to the backyard
- Fully fenced rear yard ideal for children and pets
- Separate laundry for added practicality
- Convenient downstairs toilet
- Double remote garage with secure internal access
- Perfectly situated opposite the family-friendly Buxton Park

Whether you're looking to expand your investment portfolio or secure a modern home in a high-growth location, this property presents exceptional value and potential in one of South East Queensland's emerging communities.

Looking ahead, Yarrabilba is set to evolve into a major residential hub, with plans for up to 20,000 homes and a population of around 50,000 people. Future development includes an expanded town centre, additional shopping precincts and schools, parks and employment hubs - further enhancing convenience and driving strong growth. With ongoing infrastructure, new businesses and community facilities continually being delivered, Yarrabilba offers the opportunity to be part of a thriving and rapidly expanding suburb with a promising future.

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 21D0HGS  
Property Type House  
House Size 203 m2  
Land Area 296 m2  
Including Ensuite  
Air Conditioning  
Toilets (3)  
Dishwasher  
Outdoor Entertaining  
Built-in-Robes  
Secure Parking  
Fully Fenced  
Remote Garage

**Christie Smith 0419 684 184**

Principal & Licensee | [csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

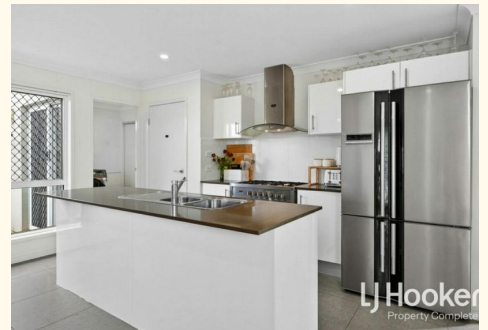
**Trudy Weaver 0429 935 125**

Sales Consultant | [tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

Level 1, 32 Everglade Street, YARRABILBA QLD 4207

[propertycomplete.ljhooker.com.au](http://propertycomplete.ljhooker.com.au) | [admin@ljhcomplete.com.au](mailto:admin@ljhcomplete.com.au)



31 Windsor Avenue, Yarrabilba

4 | 2 | 2 | 203 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