

## Yarrabilba, 35 Welford Circuit

SOLD by Christie Smith

Invest Smart: 4-Bedroom Property in Prime Location

Whether you're in the market for a low-maintenance starter home or a prime investment opportunity to enhance your portfolio, 35 Welford Circuit, Yarrabilba is the perfect choice!

Situated in the rapidly growing community of Yarrabilba, this well-maintained 4-bedroom family home presents an ideal opportunity for investors looking for immediate returns. With a long-term tenant already in place, you can start earning rental income from day one.

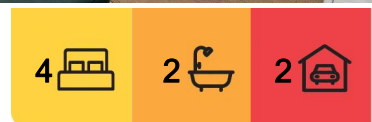
Weekly Rent : \$650 per week

Lease dates: 27/02/2025 - 27/02/2026

Featuring four bedrooms including a large master bedroom with ensuite, carpeted bedrooms and tiles throughout, this home has been designed for a busy family. At the



**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**  
Contact Agent

**View**  
[ljhooker.com.au/1ZJ1HGS](https://ljhooker.com.au/1ZJ1HGS)

**Contact**  
**Christie Smith**  
0419 684 184  
[csmith@ljhcomplete.com.au](mailto:csmith@ljhcomplete.com.au)

**Trudy Weaver**  
0429 935 125  
[tweaver@ljhcomplete.com.au](mailto:tweaver@ljhcomplete.com.au)

**LJ Hooker Property Complete**  
1300 360 388

heart of the property, the spacious open-plan living and dining area seamlessly connects to a contemporary kitchen, complete with stone benchtops, a 900mm freestanding oven, and a corner pantry. A separate media room offers the perfect retreat for movie nights or a private space for parents or children. It's a home planned around family needs and functionality. With a great backyard for children to play and pets to enjoy.

#### Property Features Include:

- \* Four spacious bedrooms, all with built-in robes and ceiling fans. The master suite also boasts air-conditioning, a walk-in robe, and a double basin ensuite.
- \* Two bathrooms, including the ensuite. The main bathroom features a separate bathtub and a separate toilet.
- \* Open-plan kitchen and combined family/dining area, complete with air-conditioning.
- \* Separate media room for entertainment.
- \* Modern kitchen with stainless steel appliances, including a 900mm stainless steel cooktop and dishwasher.
- \* Covered alfresco with a ceiling fan, perfect for outdoor entertaining.
- \* Fully fenced yard, offering privacy and security.

Offering the ideal blend of comfort and convenience, 35 Welford Circuit presents an outstanding opportunity for families or investors seeking a contemporary home in a vibrant and growing location.

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:



**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**

Coles  
McGuire's Cellars  
Just Crazy Bargains  
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 and Rescue Station

**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  
Dominos  
Crisp Pizza  
Jimbos Fish and Chip  
Golden Lor Chinese Restaurant



**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.

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>   | 1ZJ1HGS  |
| <b>Property Type</b> | House  |
| <b>House Size</b>    | 188 m <sup>2</sup>   |
| <b>Land Area</b>     | 350 m <sup>2</sup>   |
| <b>Including</b>     | Ensuite<br>Air Conditioning<br>Dishwasher<br>Built-in-Robes<br>Secure Parking<br>Fully Fenced<br>Remote Garage |

**Christie Smith 0419 684 184**

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

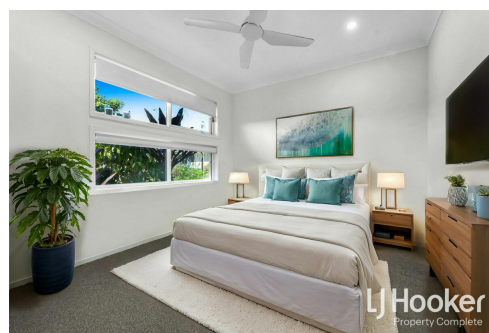
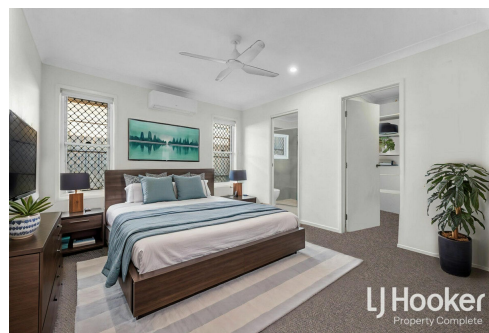
**Trudy Weaver 0429 935 125**

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)



**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**

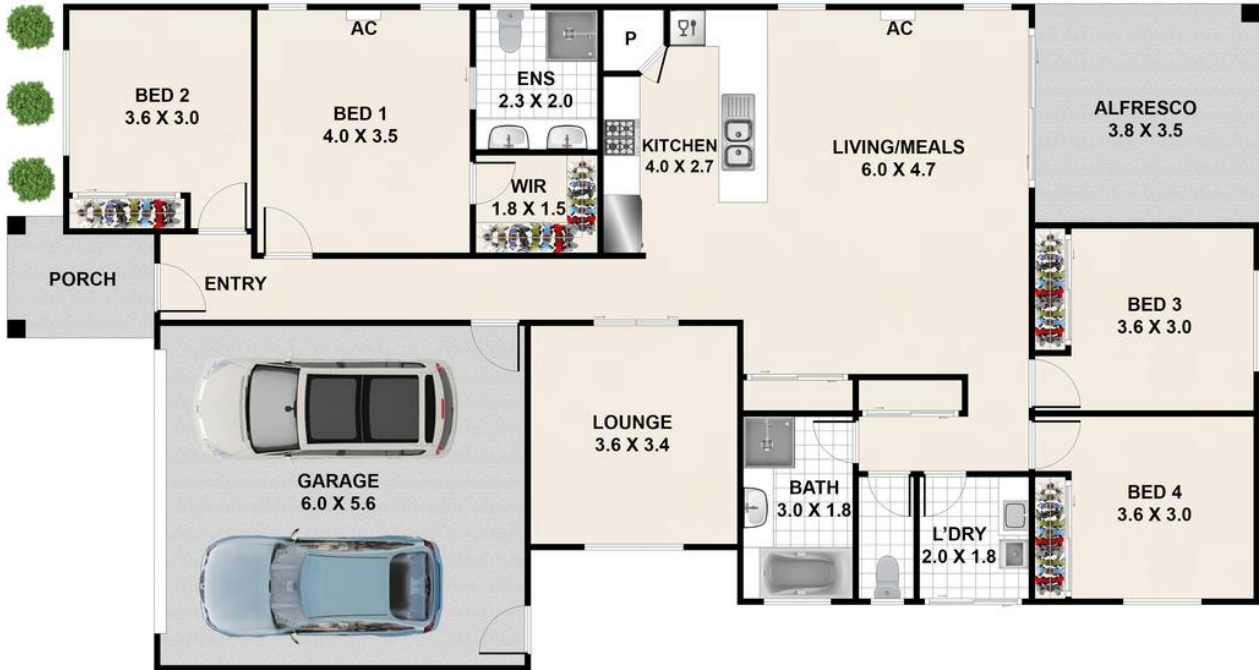


35 Welford Circuit, Yarrabilba



4 | 2 | 2 | 188 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.