

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



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For Sale
Contact Agent

View
ljhooker.com.au/1ZJ1HGS

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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:



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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



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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	1ZJ1HGS
Property Type	House
House Size	188 m2
Land Area	350 m2
Including	Ensuite Air Conditioning Dishwasher Built-in-Robes Secure Parking Fully Fenced Remote Garage

Christie Smith 0419 684 184

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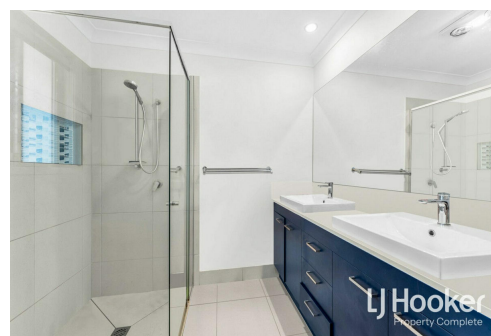
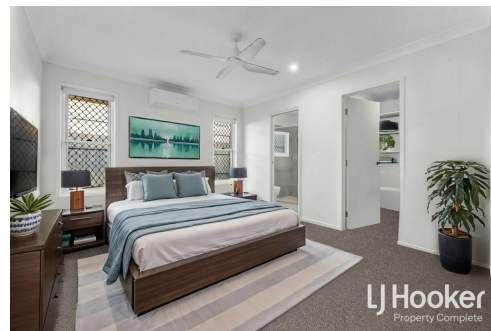
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35 Welford Circuit, Yarrabilba



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



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