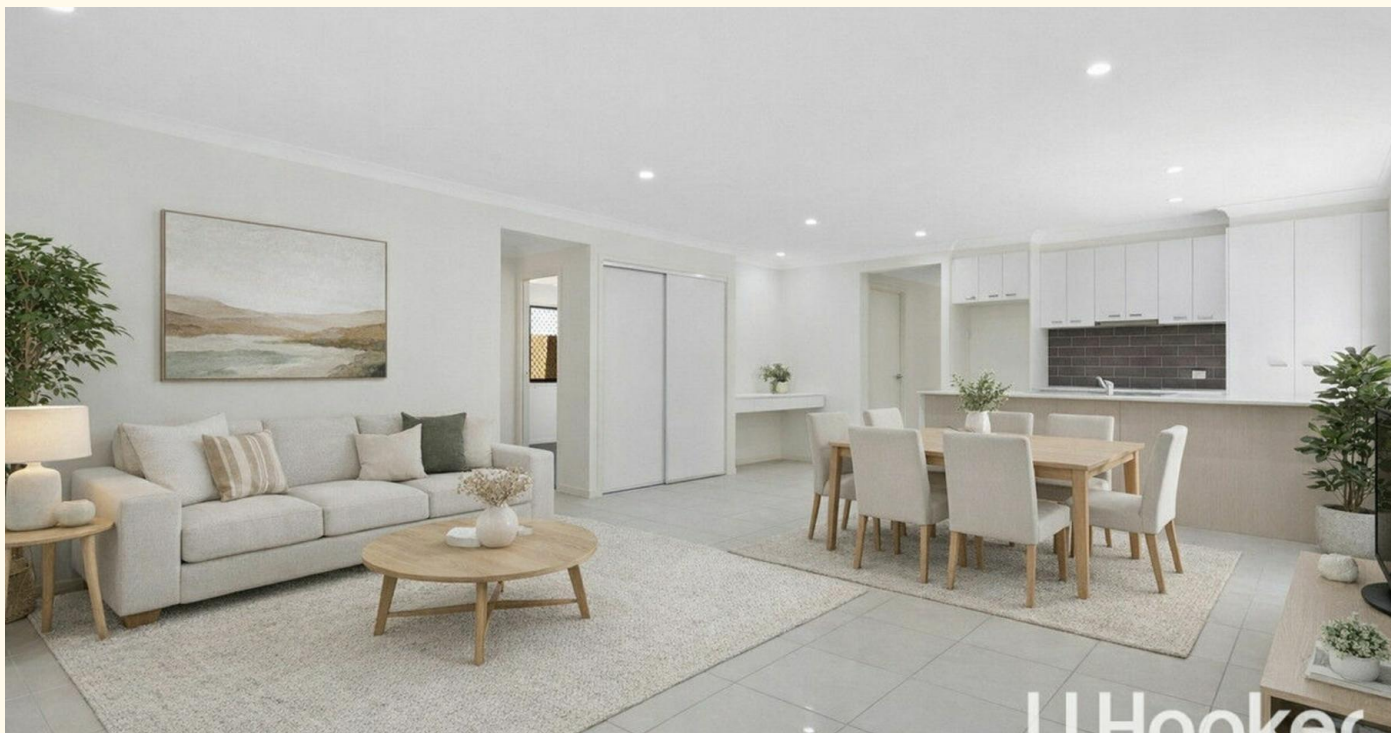


38 Rosewood Circuit, Yarrabilba

Position Yourself for Future Gains - Ideal Investment Opportunity

Welcome to 38 Rosewood Circuit, a functional family home positioned in a quiet, leafy pocket within 'The Retreat' precinct of Yarrabilba. Surrounded by natural bushland, this property offers a relaxed lifestyle with everyday convenience, just a short walk to Buxton Park, scenic walking tracks, and a popular dog park - making it a smart opportunity to secure a foothold in one of the area's fastest-growing communities.

Offered to the market via Expressions of Interest, this is an excellent opportunity for both investors and future owner-occupiers to secure a quality home in a growing community.

Currently tenanted until the end of 2026, the property provides immediate rental income, making it an appealing addition to any investment portfolio.

Inside, the home features a spacious and light-filled main living area, complemented by a practical kitchen with ample cupboard and bench space, along with stainless steel appliances including a dishwasher, electric cooktop, and oven. An additional living area offers flexibility for

4 2 2

FOR SALE
Offers Over \$835,000

VIEW
By Appointment

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AGENCY
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We cannot guarantee or give any warranty about the information provided.
Interested parties must rely solely on their own enquiries.

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families, providing extra room to relax or entertain.

There are four well-proportioned bedrooms, each with built-in robes and ceiling fans. The master bedroom at the back of the home includes air-conditioning, a walk-in robe, and private ensuite. The main bathroom is functional and family-friendly, complete with a separate shower and bathtub. Security screens throughout the home add an extra layer of comfort and peace of mind.

Purchase now and position yourself to reap the rewards ahead.

Yarrabilba is one of South East Queensland's fastest-growing master planned communities, positioned within a major growth corridor approximately halfway between Brisbane and the Gold Coast. Designed to eventually accommodate up to 50,000 residents, the area continues to benefit from significant ongoing investment in infrastructure, schools, parks, and community facilities. With an expanding town centre, growing employment opportunities, and an extensive network of green spaces, walking tracks, and recreational areas, Yarrabilba is quickly evolving into a well-connected, self-sustaining community -making it an increasingly attractive choice for buyers looking to secure in a high-growth location with strong future potential.

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	218WHGS
Property Type	House
House Size	191 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage

Christie Smith 0419 684 184

Principal & Licensee | csmith@ljhcomplete.com.au

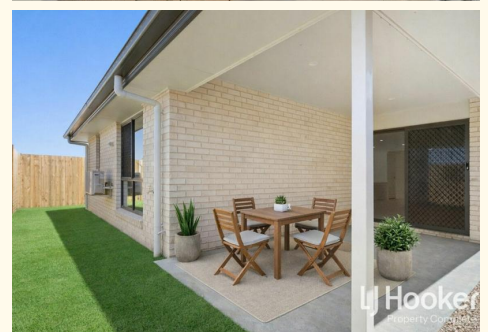
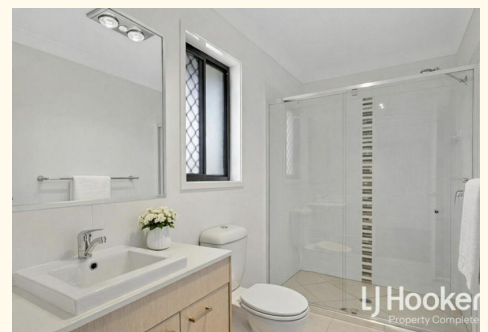
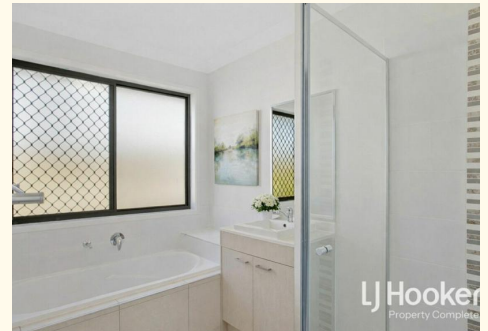
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38 Rosewood Circuit, Yarrabilba



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. All enquiries must be directed to the agent, vendor or party representing this floor plan.

