



9 Sienna Circuit, Yarrabilba

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## The Perfect Opportunity for Investors - Long term tenants and beautiful presentation

Welcome to 9 Sienna Circuit, Yarrabilba - a modern, low-maintenance family home offering comfort, style and a great opportunity for Investors & young Families seeking a quality property in a high-growth suburb. Built in 2016 and positioned on a 313sqm block, this is an incredibly well-presented four-bedroom residence.

Step inside to discover a great floorplan, enhanced by sleek tiled flooring and a neutral colour palette that creates a fresh, contemporary feel. The modern kitchen sits at the heart of the home. Walking distance to 4 Local Primary & Secondary Schools.

Glass sliding doors open out to a covered alfresco area, perfect for weekend BBQs and relaxed outdoor entertaining, while the secure backyard provides space for kids and pets to play.

Property Features:

- Four well-sized bedrooms with built-in robes
- Master bedroom with walk through robe and private ensuite
- Two modern bathrooms

**FOR SALE**  
Contact Agent

**VIEW**  
By Appointment

**AGENTS**  
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**AGENCY**  
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1300 360 388

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**

- Open-plan kitchen, living and dining area with split system air-conditioning
- Covered outdoor entertaining area
- Split system air-conditioning
- Double lock-up garage with laundry and internal access
- Fully fenced 313sqm block
- Built in 2016
- Long Term Tenancy in place until 03/05/2027
- Weekly Rent: \$570 per week - Next rental increase: 28/04/2026 to \$590 per week.

The home's smart layout offers a seamless flow from indoor living to outdoor entertaining, making it both practical and inviting.

Yarrabilba is a thriving master-planned community offering a relaxed lifestyle with modern convenience. Designed with families in mind, the suburb features an abundance of parks, playgrounds, walking trails, and open green spaces. With multiple schools, childcare centres, shopping precincts, cafés, and fitness facilities already established - and more infrastructure planned - Yarrabilba continues to grow as a highly desirable place to live.

Its strategic location between Brisbane and the Gold Coast makes it appealing for commuters, while modern housing and strong rental demand make it equally attractive to investors seeking long-term growth and reliable returns.

**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	2141HGS
Property Type	House
House Size	187 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Secure Parking
	Fully Fenced
	Remote Garage

**Christie Smith 0419 684 184**

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**Trudy Weaver 0429 935 125**

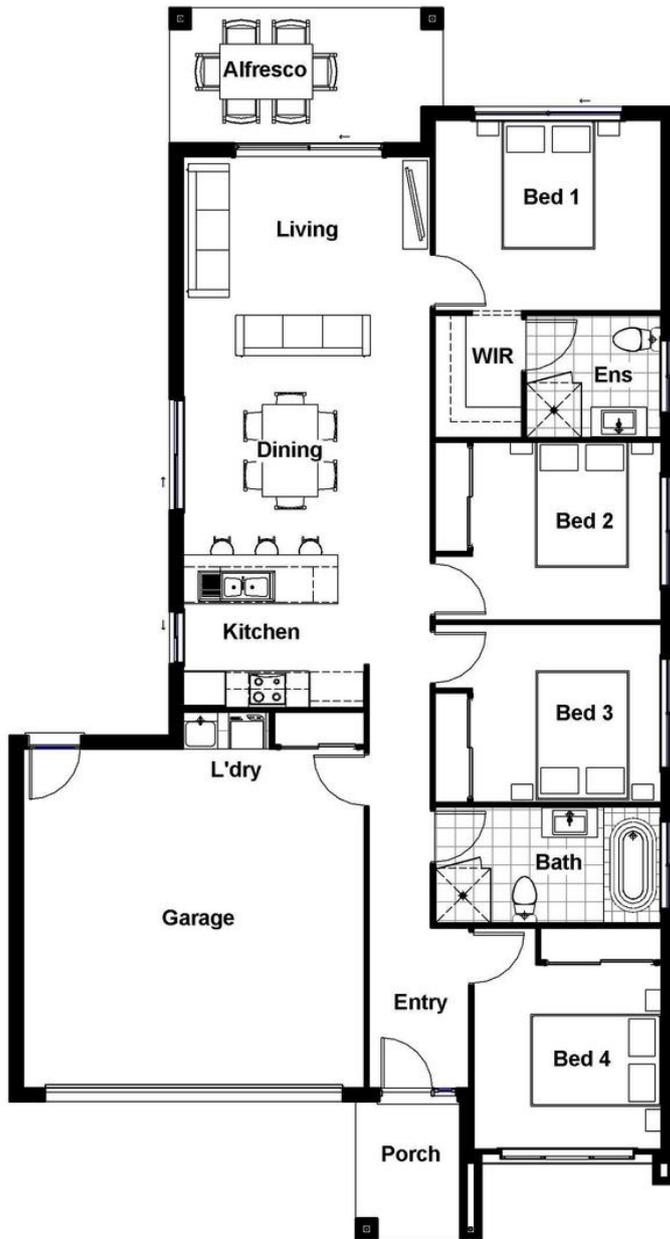
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