

13 Welford Circuit, Yarrabilba, Qld 4207



Sold House

Friday, 15 September 2023

13 Welford Circuit, Yarrabilba, Qld 4207

Bedrooms: 2

Bathrooms: 1

Parkings: 1

Area: 174 m2

Type: House



Trudy Weaver
1300360388



Ted Ferisa
1300360388

\$430,000

Welcome to 13 Welford Circuit, Yarrabilba! Call today to book your private inspection, you will truly love this home. This beautifully presented 2 bedroom home is only 12 months old, and is a great opportunity for an investor or owner looking to get into the property market. Packed with great features this home is one-of-a-kind!! Situated in the heart of Yarrabilba, it will be ideally located for future infrastructure projects, is close to the new South Rock State School, and local amenities. The house features 2 bedrooms, 1 bathroom, and a spacious lock up garage. With its modern design and new construction status, this property offers both comfort and style. There is currently a lease in place until June 2024. Property Features:- 2 Bedrooms with built in robes- Spacious Open Plan Living- Galley Kitchen with stone bench tops- Linen Press- Dishwasher- Built-in wardrobes- Air conditioning- Outdoor courtyard - Fully fenced- 2022 Build

Inside the house, you'll find a range of desirable features that make it perfect for everyday living. The kitchen comes equipped with a dishwasher for added convenience. Built-in wardrobes provide ample storage space in the bedrooms. Air conditioning ensures year-round comfort throughout the entire home. Outside, an outdoor area allows you to enjoy the fresh air while fully fenced surroundings offer privacy and security. The location of this property is truly unbeatable. Within approximately 5 kilometers from your doorstep are several popular places that will cater to all your needs: The Location:- Approx 1 km to South Rock State School- Approx .5 km to Service Station- Approx 3 km to Darlington Parklands- Approx 4 km to Yarrabilba Shopping Centre- Approx 4 km to Shaw Street Oval- Approx 5 km to Logan Village Museum- Approx 5 km to Buxton Park Arboretum Don't miss out on this amazing opportunity! Contact us today to arrange an inspection or visit our website for more information about this incredible property at 6 Bright Street, Yarrabilba QLD. Contact Ted Ferisa on 0417 402 682 or Trudy Weaver on 0429 935 125 for more information on this great home. Private inspections are available to inspect this property. We live here - we work here - we love here!

Yarrabilba is the perfect 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 start enjoying today, 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 10,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, four schools with more to come, four 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

5 FOLD Op Shop

SHOPPING: Coles Liquor Legends 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 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 Vibe Massage and Aesthetics

PROFESSIONAL SERVICES: ITP Income Tax Professionals ACS Legal Solutions Australian Conveyancing Solutions Mortgage Choice

FOOD: Yarrabilba Coffee Hub Café 63 That Wrap Place McDonalds Dominos Crisp Pizza Jimbos Fish and Chip Golden Lor Chinese Restaurant Pikoan Thai Restaurant Yarrabilba Bakery Rainbow Bakery

EDUCATION: Yarrabilba State Secondary College Yarrabilba State Primary school St Clare's Catholic Primary school San Damiano College Sparrow Childcare Centre Harmony Childcare Centre Grand Kids Early Learning Centre

HEALTH AND FITNESS: My Health South-East Skin and Medical Yarrabilba Dental Bilby Dental Terry White Chemist QML Absolute Physio and Rehab Kids Therapy Club Yarra MMALive Fit Yarrabilba Anytime Fitness Snap Fitness ESN Supplements Little Snappers Swim School

PARKS AND RECREATION: Plunkett Conservation Park Wickham National Park including Wickham Peak Lookout Jinnung Jalli Native Trail Gossan Circuit Shaw Street Oval sporting fields, tennis, and netball courts Current Parks with more to come: Darlington Park with water play area Buxton Park Greenstone Park Fox Park Daybreak Park Sandstone Park Public gym equipment 2 fenced Dog parks

It's time to call this growing community home!