

3 Rosewood Circuit, Yarrabilba, Qld 4207



Sold House

Wednesday, 6 December 2023

3 Rosewood Circuit, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 338 m2

Type: House



CORRINE FORSYTH
0411142607



JOSIE WILDE
0405291989

\$580,000

Step into the perfect family haven! Whether you're on the lookout for a wise investment or a place to call your own, this property is tailored to meet your needs. Nestled in the thriving suburb of Yarrabilba, this four-bedroom gem radiates a modern, light-filled ambiance, offering a hassle-free lifestyle with all the essentials. Conveniently positioned within close distance to local schools and daycare centres, and just a short drive to nearby shops. Spread over 338 square meters, there's ample room for everyone to unwind. The sleek kitchen, equipped with high-quality appliances and abundant storage, is a dream for home chefs. The open-plan living and dining area, complete with air-conditioning, sets the stage for entertaining guests or quality family time. The bedrooms, bathed in natural light, are generously sized for a restful night's sleep. The master bedroom boasts an ensuite bathroom and a walk-in wardrobe, providing the pinnacle of convenience. Outside, a yard fully fenced for the kids & pets.

3 Rosewood Circuit enjoys a prime location close to various local amenities, making it an ideal choice for those seeking a comfortable and connected lifestyle. Here's a quick rundown of approximate distances in minutes to key points of interest:

- Local parks and playgrounds: 5-minute walk
- Yarrabilba State Primary School: 10-minute walk / 2-minute drive
- Yarrabilba State Secondary College: 15-minute walk / 3-minute drive
- Coles Yarrabilba: 5-minute drive
- Yarrabilba Village Shopping Centre: 5-minute drive
- Yarrabilba Health Hub: 5-minute drive
- Local bus stops: 5-minute walk
- Darlington Parklands: 10-minute drive

Note that these timings are approximate and may vary depending on the time of day and traffic conditions. With such conveniences nearby, 3 Rosewood Circuit stands as your gateway to a convenient and delightful lifestyle in the heart of Yarrabilba.

Rental Appraisal: \$530-550 Per Week
Leased until April 2024
Rates Approx: \$800 per quarter

Features:

- Four bedrooms with ceiling fans and built-in wardrobes
- Master bedroom with an ensuite & walk-in wardrobe & ceiling fan
- Kitchen equipped with an electric cooktop, dishwasher, and ample cupboard space
- Main bathroom with plenty of space & a separate toilet
- Undercover outdoor entertaining space
- Internal laundry which is large in size & has access to outside
- Two-car garage
- All amenities needed for a convenient lifestyle nearby

Yarrabilba, located between Brisbane and the Gold Coast, is evolving into a vibrant community, just a short 15-kilometer drive from the M1 motorway. Its central position allows easy access to the region's renowned theme parks, Mount Tamborine wineries, and other natural attractions, making it a magnet for families of all kinds.

Disclaimer: We have, in preparing this information, used our best efforts to ensure that the information contained herein is true and accurate, but we are not responsible for any errors, omissions, inaccuracies, or misstatements that may occur. It is recommended that prospective purchasers verify the information provided in this document.