

# 44 Welford Circuit, Yarrabilba, Qld 4207

## House For Sale

Friday, 3 May 2024

44 Welford Circuit, Yarrabilba, Qld 4207

Bedrooms: 4

Bathrooms: 2

Parkings: 2

Area: 519 m2

Type: House



Brad Johnston  
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## Offers Over \$699,000

Welcome to 44 Welford Circuit, Yarrabilba, where spacious living meets modern convenience. This impressive property boasts a sprawling 519m<sup>2</sup> corner block, providing ample space for comfortable living. Upon entering, you're greeted by the grandeur of four generously sized bedrooms, offering privacy and relaxation for every member of the family. The two bathrooms ensure convenience during busy mornings and peaceful evenings. The heart of this home lies in its large kitchen, featuring an inviting island bench top and a convenient walk-in pantry, perfect for the culinary enthusiast. Multiple living areas offer versatility, whether it's cosy family movie nights or entertaining guests in style. Step outside to discover the expansive outdoor entertaining area, where gatherings become memorable moments under the open sky. Whether it's a weekend barbecue or simply enjoying the fresh air, this space invites you to unwind and connect with loved ones. Additional property features included: • 4 x bedrooms (all rooms with ceiling fans, ducted A/C, and BIR, master with WIR and ensuite) • 2 x bathrooms (main bathroom with separate bath and shower) • Large kitchen (with stainless steel appliances, ceramic electric cook top, WIP, island bench top, and ample bench & cupboard space) • Multiple living areas • Kids activity room • Extra Large double lock up garage with drive through roller door at the rear • Indoor / outdoor living • LED and pendant lighting throughout • Ducted air conditioning throughout • Vinyl timber flooring • Internal laundry • Ceiling fans throughout • Alfresco area • 6.6Kw Solar System • Garden shed • 519m<sup>2</sup> • So much more! Located in the thriving community of Yarrabilba, residents enjoy a vibrant lifestyle surrounded by natural beauty and modern amenities. From parks and playgrounds to walking trails and picnic spots, there's something for everyone to explore and enjoy. Families will appreciate the proximity to quality education options, with several schools nearby catering to all age groups. From early learning centres to primary and secondary schools, parents can rest assured that their children's educational needs are well taken care of. Experience the perfect blend of comfort, convenience, and community living at 44 Welford Circuit, Yarrabilba. Your dream home awaits in this idyllic setting where every day feels like a new adventure. Disclaimer: While we've made diligent efforts to ensure the accuracy of the information provided in this advertisement, absolute correctness cannot be guaranteed. Prospective purchasers are urged to conduct their own thorough inquiries to validate all details contained herein.