





11 Dorrigo Street, Yarrabilba

Spacious Family Living with Multiple Living Areas & Solar Efficiency

If space, comfort and convenience are high on your property wish list, 11 Dorrigo Street, Yarrabilba deserves your attention. Offering a generous single-level floor plan, four well-appointed bedrooms and multiple living areas, this beautifully proportioned home provides the flexibility today's families are looking for, complemented by an expansive outdoor entertaining area and an impressive solar system.

Positioned on a low-maintenance 337m2 land size, this well-designed residence offers a wonderful balance of practical family living and everyday comfort.

At the heart of the home, the spacious open-plan living and dining area creates a welcoming environment for everyday family life. The well-appointed kitchen overlooks this central space and offers generous stone benchtops, ample cabinetry and quality stainless steel appliances, including a gas cooktop, providing plenty of room for preparing meals and entertaining.

For families wanting additional space, the separate media room or

4 2 2

FOR SALE
NEW TO MARKET!

VIEW
By Appointment

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second living area provides the perfect setting for movie nights, a children's retreat or simply somewhere to unwind away from the main living zone.

Accommodation is equally impressive, with four generously sized bedrooms, each complete with built-in wardrobes and ceiling fans. Privately positioned, the master suite offers a comfortable retreat featuring a walk-in wardrobe and ensuite, while the remaining bedrooms are serviced by the centrally located family bathroom.

Step outside and enjoy the covered entertaining area, offering an inviting space for weekend barbecues, relaxed family gatherings or simply enjoying time outdoors.

Adding further value is the substantial 9.96kW solar system with an 8kW inverter, helping improve energy efficiency and reduce household electricity costs.

Property Highlights:
- Four generous bedrooms, all with built-in wardrobes and ceiling fans
- Private master suite with walk-in wardrobe and ensuite
- Spacious open-plan living and dining area
- Separate additional family living space
- Well-appointed kitchen with stone benchtops and stainless steel appliances
- Gas cooktop and ample cupboard storage
- Ducted air conditioning throughout
- Well appointed bathroom with separate toilet
- Covered outdoor entertaining area
- Double remote-control garage with internal access
- Internal Laundry with access to backyard
- Fully fenced, low-maintenance 337m2 land size
- 9.96kW solar system with 8kW inverter

A Convenient Yarrabilba Lifestyle

Location is another standout feature, with the home positioned within easy walking distance of local parks, sporting facilities and everyday amenities. Families will appreciate the proximity to Yarrabilba State Primary School, Yarrabilba State Secondary College, San Damiano College and St Clare's Catholic Primary School.

Enjoy the lifestyle on offer at nearby McKinnon Sports Park and Darlington Parklands, where you can make the most of the walking paths, open green spaces, recreational facilities and family picnic areas.

With convenient access to local transport connections and major roads, including the M1, Beaudesert-Beenleigh Road and Waterford-Tamborine Road, commuting and getting around the surrounding region is made easier.

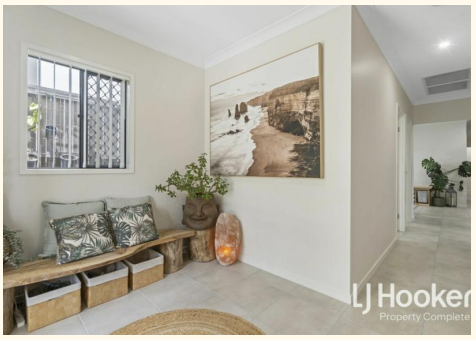
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MORE DETAILS

Property ID	2217HGS
Property Type	House
House Size	208 m2
Land Area	337 m2
Including	Ensuite
	Air Conditioning
	Ducted Cooling
	Ducted Heating
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Fully Fenced
	Remote Garage











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4 | **2** | **2** | **208Sqm**

Total approx area includes outside covered areas



While every precaution has been taken to establish the accuracy of this floorplan and information contained within this document, dimensions and areas are approximate and shown to one decimal place. It is not an architectural, building or survey document and should not be relied upon for construction or renovation purposes. Interested persons should rely on their own enquiries when making considerations to purchase this property.

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