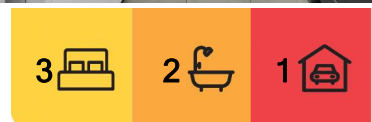


## Yarrabilba, 16 Dorado Street

Vacant Ready To Move In

Welcome to 16 Dorado Street, a charming and contemporary family home nestled in the heart of Yarrabilba, one of Queensland's fastest-growing and most sought-after residential communities. This immaculate property is the perfect blend of modern design, spacious living, and convenience, making it an ideal choice for families, first-time buyers, or investors seeking a thriving suburban lifestyle.

16 Dorado Street is more than just a house; it's a place where modern living meets suburban comfort. Whether you're starting a family, expanding your horizons, or looking for a sound investment, this property ticks all the boxes. Don't miss the opportunity to make this house your home and become a part of the thriving Yarrabilba community.



**For Sale**

Contact Agent

**View**

[ljhooker.com.au/1WRPHGS](http://ljhooker.com.au/1WRPHGS)

**Contact**

**Aaron Riding**

0428 819 037

[ariding@ljhcomplete.com.au](mailto:ariding@ljhcomplete.com.au)

**Cody Howard**

0428 445 155

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**1300 360 388**

## Property Highlights:

### - Contemporary Design:

Upon entering 16 Dorado Street, you'll be greeted by a well-thought-out and stylish interior that seamlessly combines form and function. The open-plan living spaces are bathed in natural light, with a split system air-conditioned creating an inviting atmosphere that is perfect for family gatherings and entertaining guests.

### - Well-Equipped Kitchen:

The heart of the home is the modern kitchen, complete with quality appliances, ample storage, and a generous island bench. It's a chef's dream come true, making meal preparation a breeze.

### - Spacious Bedrooms:

This home offers four generously sized bedrooms, each with built-in wardrobes and plenty of space for personalization. The master bedroom features a walk-in robe and a sleek ensuite, providing a private retreat for the homeowners.

### - Outdoor Entertainment:

Step outside to the covered alfresco area, where you can enjoy outdoor dining, barbecues, or simply unwind while watching the kids play in the fully fenced backyard. The low-maintenance landscaping ensures you can relax without the hassle of extensive yard work.

### - Family-Friendly Location:

Yarrabilba is known for its family-friendly atmosphere, and this property is no exception. The neighborhood boasts excellent schools, parks, and recreational facilities, making it an ideal place to raise children. Plus, the proximity to local shops and cafes adds to the convenience of daily life.

### - Investment Potential:

For investors, 16 Dorado Street represents an attractive opportunity. Yarrabilba has been experiencing strong capital growth, and with its modern features and family appeal, this property is sure to attract long-term tenants.

## The Location:

### Approximately:

- 1.5 km to Yarrabilba State School
- 2 km to Coles Yarrabilba
- 3 km to Darlington Parklands
- 4 km to Logan Village Shopping Centre
- 6 km to Jimboomba Shopping Centre

We live here - we work here - we love here

Yarrabilba facilities include but not limited to:

## COMMUNITY GROUPS:

Yarrabilba Cricket Association



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Yarrabilba Touch Association  
Yarrabilba Basketball  
Yarrabilba Community Association/Yarrabilba Connect  
5FOLD 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  
Jimbo's Fish and Chip  
Golden Lor Chinese Restaurant



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Pikoon 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 MMA  
Live 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

For further details, inspections, or inquiries, please contact Aaron Riding at LJ  
Hooker Property Complete on 0428 819 037 or [ariding@ljhcomplete.com.au](mailto:ariding@ljhcomplete.com.au) Your  
dream home awaits!



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## More About this Property

<b>Property ID</b>	IWRPHGS
<b>Property Type</b>	House
<b>House Size</b>	135 m <sup>2</sup>
<b>Land Area</b>	290 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Remote Garage Liveability

**Aaron Riding 0428 819 037**

Elite Sales Consultant | [ariding@ljhcomplete.com.au](mailto:ariding@ljhcomplete.com.au)

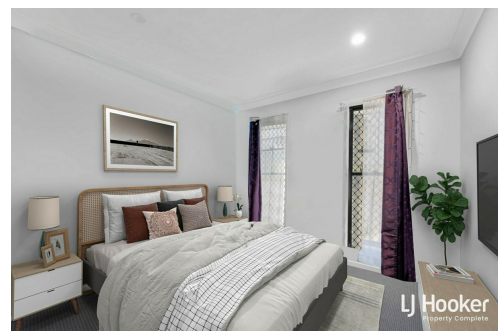
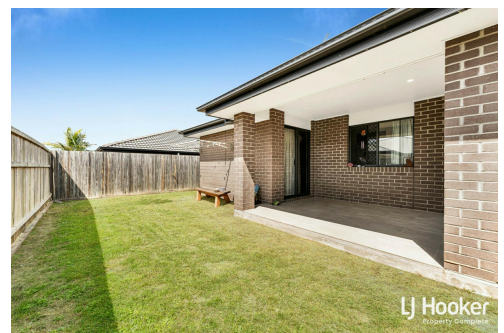
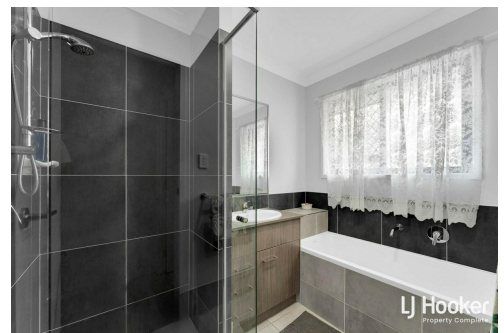
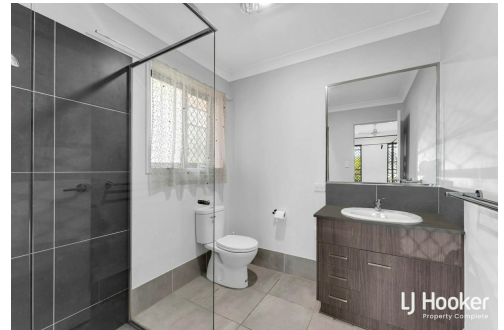
**Cody Howard 0428 445 155**

Sales Consultant | [choward@ljhcomplete.com.au](mailto:choward@ljhcomplete.com.au)

**LJ Hooker Property Complete 1300 360 388**

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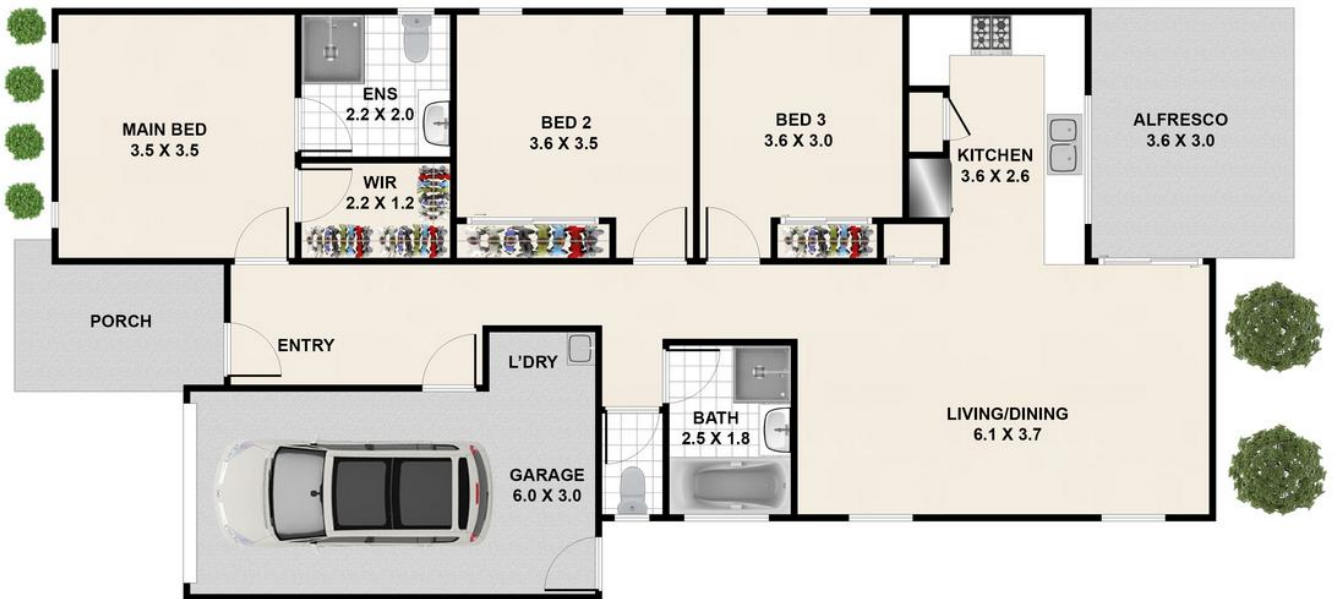
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16 Dorado Street, Yarrabilba



3 | 2 | 1 | 135 Sqm | |

Total approx area includes outside covered areas



Whilst every attempt has been made to ensure the accuracy of the floorplan shown, all measurements, positioning, fixtures, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown



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