







43 Dorrigo Street, Yarrabilba

Easy Queensland Living, Without the Hard Work

Built in 2023 and designed for easy Queensland living, this is the kind of home that simply makes sense - modern, comfortable, low-maintenance and with all the right boxes already ticked.

At the heart of the home, the kitchen features gas cooking, generous bench space and a walk-in pantry big enough to hide the weekly shop, all overlooking the open-plan living and dining area. Air-conditioning and a ceiling fan keep the main living zone comfortable when those Queensland summers kick in.

The master bedroom is tucked away from the remaining rooms, creating a private retreat with air-conditioning, ceiling fan, walk-in robe and ensuite. Bedroom two also scores a walk-in robe, while bedrooms three and four feature built-ins and ceiling fans. The family bathroom keeps things practical with a separate bath, shower and toilet - always a win in a busy household.

Outside, the covered alfresco is ready for BBQs, afternoon drinks and lazy Sunday lunches, overlooking a fully fenced, low-maintenance yard with room for kids or pets. Add a functional laundry, extra storage and double remote garage with internal access, and you've got a

4 2 2

FOR SALE
Offers Over $750,000

VIEW
By Appointment

AGENTS

Christie Smith
0419 684 184
principal@ljhcomplete.com.au

Xander Barnard
0417 402 682
xbarnard@ljhcomplete.com.au

AGENCY

LJ Hooker Property Complete
1300 360 388

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home that leaves more time for living - and less time for weekend chores.

The Quick Version:

- Built in 2023 (still under the 7 year Builders Warranty)
- 313m2 Block Size
- Four well-sized bedrooms
- Private master with ensuite, walk-in robe, air-conditioning and ceiling fan
- Bedroom two with its own walk-in robe
- Bedrooms three and four with built-in wardrobes and ceiling fans
- Modern kitchen with gas cooking and spacious walk-in pantry
- Open-plan living and dining with air-conditioning and ceiling fan
- Family bathroom with separate shower and bathtub
- Separate toilet
- Functional internal laundry with direct outdoor access
- Covered alfresco entertaining area
- Fully fenced, low-maintenance backyard
- Double remote garage with internal access
- Only 700m to South Rock State School
- Just 2.5km Dixon Shopping Complex
- Only a 6min Drive to both major High Schools

Modern where it matters, practical where it counts and made for easy Queensland living - this is a home that keeps things simple, comfortable and ready to enjoy.

Yarrabilba isn't thinking small. Spanning 2,222 hectares, this major South East Queensland growth community is planned for up to 20,000 homes and around 50,000 residents. Over the next 20—30 years, it will continue evolving into a city-sized community, with new neighbourhoods, an expanded town centre, jobs, services, community facilities and the infrastructure to match.

Disclaimer:
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MORE DETAILS

Property ID	21WJHGS
Property Type	House
House Size	181 m2
Land Area	313 m2
Including	Ensuite
	Air Conditioning
	Toilets (2)
	Dishwasher
	Outdoor Entertaining
	Built-in-Robes
	Secure Parking
	Fully Fenced
	Remote Garage
	Liveability

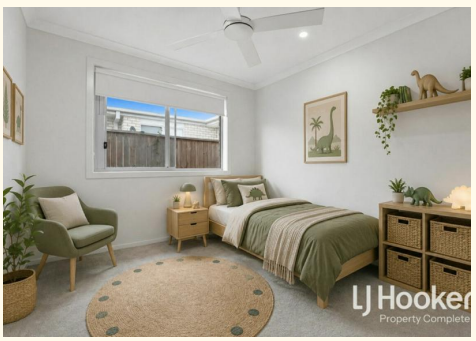
Christie Smith 0419 684 184
Principal & Licensee | principal@ljhcomplete.com.au
Xander Barnard 0417 402 682
Sales Associate | xbarnard@ljhcomplete.com.au

LJ Hooker Property Complete 1300 360 388
Level 1, 32 Everglade Street, YARRABILBA QLD 4207
propertycomplete.ljhooker.com.au | admin@ljhcomplete.com.au









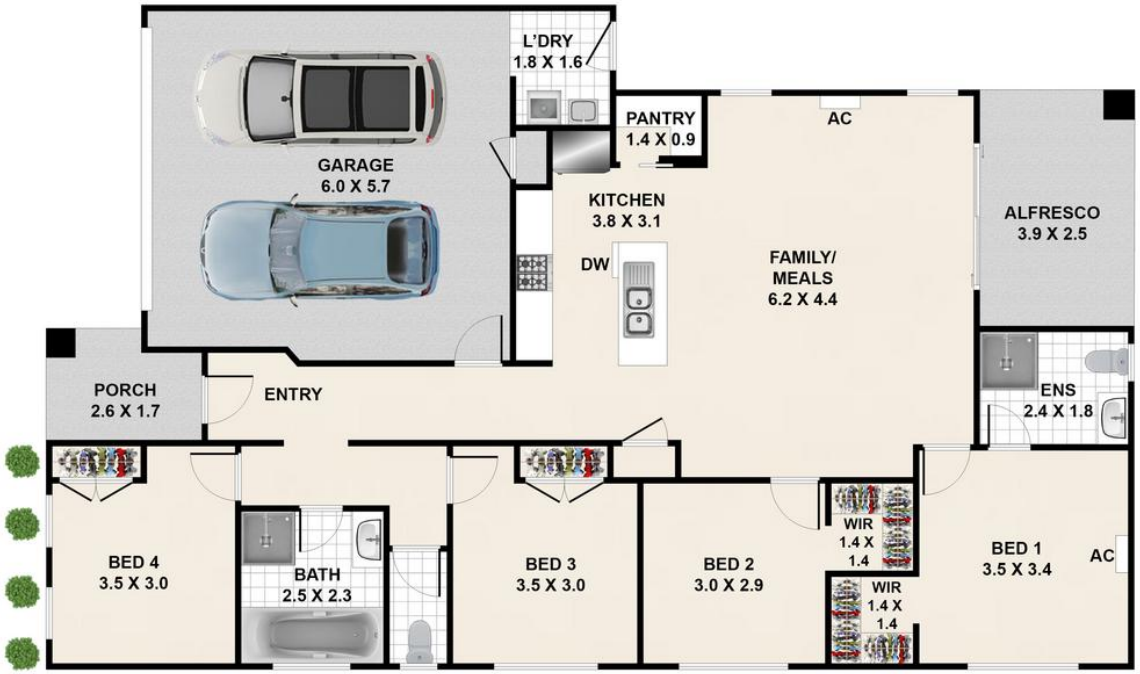


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4 | 2 | 2 | 181 Sqm | N

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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