

## Yarrabilba, 5 Dorado Street

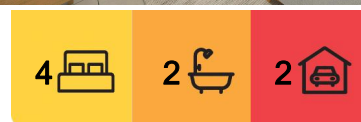
SOLD By Christie Smith

Spacious Family Home with Generous Yard & Investment Appeal

Welcome to 5 Dorado Street, Yarrabilba, your perfect investment property with long term tenant already in place. Situated in the family-friendly community of Yarrabilba, this home is an exceptional opportunity for those seeking comfort, style, and functionality.

Step inside to find four carpeted bedrooms, each complete with built-in robes and ceiling fans, ensuring year-round comfort. The master bedroom features an ensuite, walk-in robe, and split-system air conditioning for added comfort. A large, separate carpeted media room provides the ideal space for relaxation, while the light-filled combined living and dining area, also air-conditioned, creates a warm and inviting atmosphere.

The spacious kitchen includes stone benchtops, ample storage and an electric cooktop. The open plan living is ideal for family life, and the addition of a study nook with a built-in



**For Sale**

Offers Over \$729,000

**View**

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

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**LJ Hooker Property Complete**  
1300 360 388

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desk offers the perfect space for work or study.

Outside, an undercover entertainment area invites you to unwind while overlooking your private yard.

Currently rented at \$550 per week till 29/04/2025

Future rental - \$600 per week from 30/04/2025-29/04/2026

Property Features:

- 4 bedrooms all carpeted with built in robes and ceiling fans
- Master suite also features split system air-conditioning, private en-suite and walk in robe
- Large carpeted separate lounge room
- Light & bright combined living & dining room with split system air-conditioning
- Spacious kitchen featuring stone bench tops, ample cupboard space and electric cook top
- Beautiful bathroom with bath tub and separate toilet
- Study nook with built-in desk
- Double lock up automatic garage with laundry
- Undercover entertainment area, perfect to sit back and enjoy your private yard

A new generation community ready for you to start enjoying today, this vibrant community runs many annual events including the Yarrabilba Park Run, Annual Halloween Event, Christmas Carols in the Parklands, and the popular monthly Mingle Markets in Darlington Parklands.

Everything you want in life is already within reach at Yarrabilba, with over 14,000 residents this bustling community is home to a variety of cafes, shops, schools, parks and community facilities, and offers local jobs, 5 schools with more to come, 5 early learning centres, various sporting teams and 120 km of walking/cycling tracks. It's a thriving town with everything you need and a place where life is happening, it's all yours to discover and be a part of!

Yarrabilba facilities include but not limited to:

COMMUNITY GROUPS:

Yarrabilba Cricket Association

Yarrabilba Touch Association

Yarrabilba Basketball

Yarrabilba Community Association/Yarrabilba Connect

5FOLD Op Shop

SHOPPING:

Coles

Liquor Legends

McGuire's Cellars

Silly Solly's

Just Crazy Bargains

Cignall —Tobacconist, Lottery, Newsagent and Vape store

Yarramart Vape and Tobacco



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#### 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  
Jimbos Fish and Chip  
Golden Lor Chinese Restaurant  
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



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#### 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

It's time to call this growing community home!

#### Disclaimer:

Property images may have been digitally altered or staged for marketing purposes and may not constitute a complete representation of the property condition being purchased.

Any photographs used by LJ Hooker may only show certain aspects of the property at the time the photographs are taken and any prospective buyer should inspect the property.



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## More About this Property

<b>Property ID</b>	1ZFTHGS
<b>Property Type</b>	House
<b>House Size</b>	174 m <sup>2</sup>
<b>Land Area</b>	448 m <sup>2</sup>
<b>Including</b>	Ensuite Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

**Christie Smith 0419 684 184**

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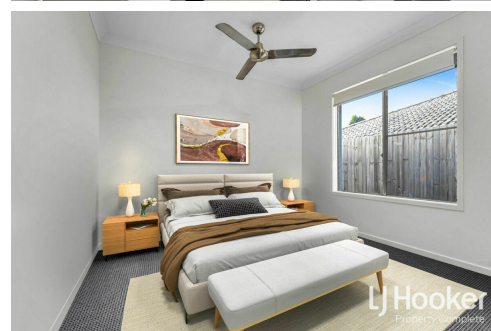
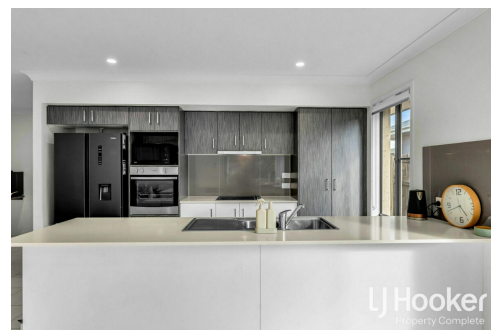
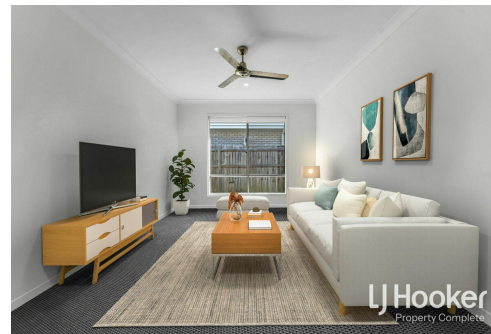
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4 | 2 | 2 | 174 Sqm |  | 

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