

Yarrabilba, 5 Dorado Street

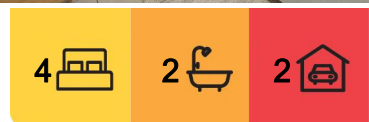
SOLD By Christie Smith

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

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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:

COMUNNITY 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

Property ID	1ZFTHGS
Property Type	House
House Size	174 m2
Land Area	448 m2
Including	Ensuite Air Conditioning Toilets (1) Dishwasher Outdoor Entertaining Built-in-Robes Fully Fenced Remote Garage

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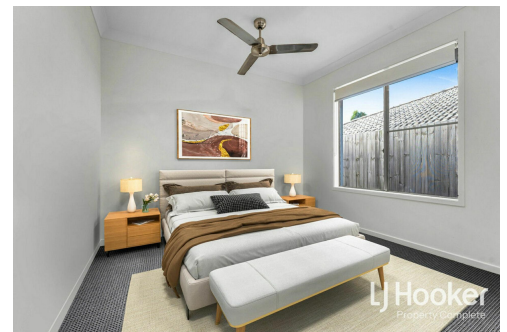
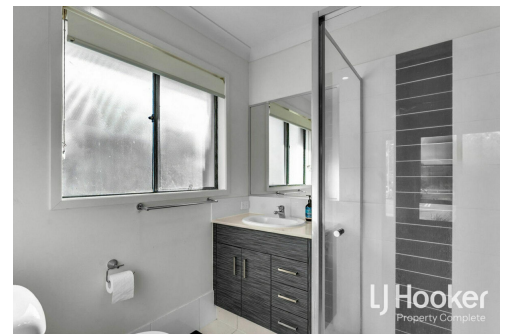
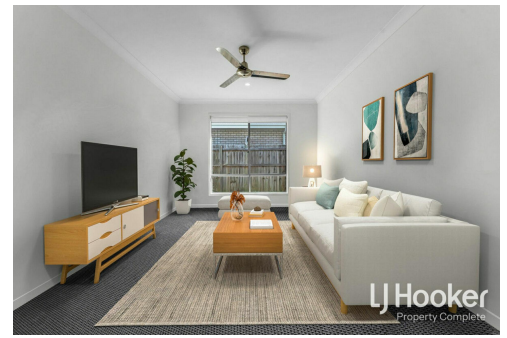
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4 | 2 | 2 | 174 Sqm |  | 

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