

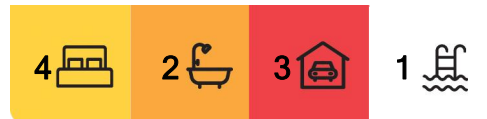


## Ormeau, 11 Citrinus Court

Pristine lifestyle family home!

\*\* IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER \*\*

- All 4 bedroom with built in and Fans
- Master Bedroom walk in robe and private ensuite
- Ducted air conditioning
- Open plan living and dining
- Separate lounge room
- Family bathroom with separate shower and bath
- Modern spacious kitchen with stainless steel appliances stone bench tops
- Timber style flooring throughout
- large laundry and storage space
- Covered Alfresco from living room
- Additional Entertaining space under adjustable pergola roof



**For Lease**

\$1,100 per week

**View**

Wed 8th May @ 1:45PM - 2:00PM

**Contact**

**Sharon Sams**

0467 651 456

sharon@ljhg.com.au



**LJ Hooker Ormeau**  
**(07) 5549 4500**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

- Inground swimming pool with water fall feature
- Separate laundry with cabinetry
- 2 Garage space
- Small car/trailer shed
- Under cover drive through side gate access for caravan or boat
- Walk to Norfolk Village State School
- 680m2 block

Pool maintenance included

Numerous shopping and dining options are close by, as are additional schooling options, rail and the M1 for every day ease!

**\*\* ARRANGE AN INSPECTION TIME ONLINE\*\***

**\*\* REGISTRATION REQUIRED \*\***

By registering, you will be INSTANTLY informed of any updates, changes or cancellations for your appointment. Please be aware that even though you may be booked in for an inspection, it does sometimes occur that the property may be leased prior to the time and date you have been given. If that occurs, you will receive a text informing you of the cancellation. Once registered, you will receive an email from our agency as to the guidelines of entry. Please ensure you read them and adhere to them strictly. Please view the photos and any visual aids you can access thoroughly to ensure that this is a home you are very interested in before registering. Due to the current situation, open homes are attendance limited, if you are unable to register for an inspection, register your interest and you will be notified when/if another open is scheduled.

**\*\* IF YOU DO NOT REGISTER FOR YOUR PRIVATE APPOINTMENT, YOU WILL NOT BE PERMITTED TO ENTER \*\***

Disclaimer: In preparing this information LJ Hooker has used its best endeavours to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, omissions, inaccuracies or misstatements that may occur. Prospective tenants and buyers should make their own enquiries to verify the information contained herein. \*On application, pending owner approval.

Photos used in advertising may differ from the current state of the property. We endeavour to use the most up to date photography, however this may not be feasible to protect our current tenants' privacy. Photos may include the use of virtual furniture.



**LJ Hooker Ormeau  
(07) 5549 4500**

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

## More About this Property

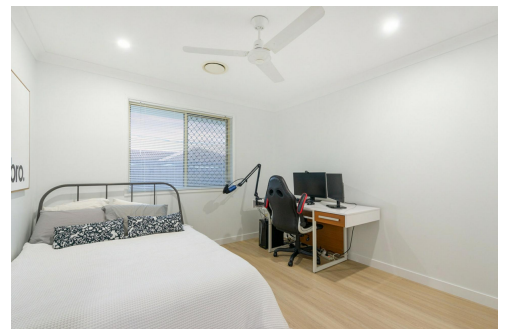
<b>Property ID</b>	1XXMGWH
<b>Property Type</b>	House
<b>Land Area</b>	680 sqm
<b>Including</b>	Ensuite Ducted Cooling Ducted Heating Pool Dishwasher Solar Panels

**Sharon Sams 0467 651 456**

New Client Manager - Property Investment Management | [sharon@ljhgc.com.au](mailto:sharon@ljhgc.com.au)

**LJ Hooker Ormeau (07) 5549 4500**

Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road, ORMEAU QLD 4208  
[ormeau.ljhooker.com.au](http://ormeau.ljhooker.com.au) | [ormeau@ljhgc.com.au](mailto:ormeau@ljhgc.com.au)



**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.

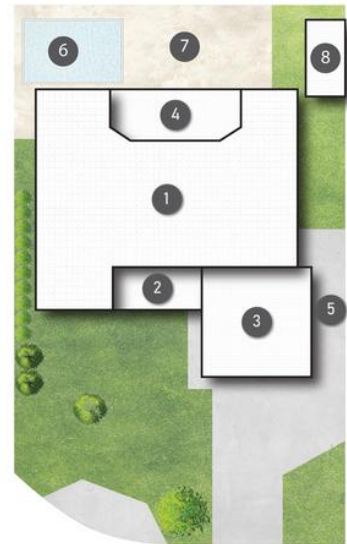
**LJ Hooker Ormeau**  
**(07) 5549 4500**



FLOOR PLAN

**LEGEND**

- 1 RESIDENCE
- 2 PORCH
- 3 GARAGE
- 4 ENTERTAINMENT
- 5 CARPORT
- 6 POOL
- 7 ALFRESCO
- 8 SHED



FLOOR PLAN



11 Citrinus Court ORMEAU

4 | 2 | 3 | 275m<sup>2</sup>



All dimensions are approximate; they are subject to errors and inaccuracies and no liability will be accepted. Plans are shown for marketing purposes only.



**LJ Hooker Ormeau**  
(07) 5549 4500

**Disclaimer:** All information contained therein is gathered from relevant third parties sources. We cannot guarantee or give any warranty about the information provided. Interested parties must rely solely on their own enquiries.