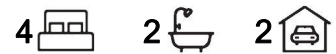


## Holmview, 3 Denali Street

EASY-LIVING APPEAL IN CONTEMPORARY STYLE -  
VACANT AND READY TO MOVE INTO

Cohesively blending low-maintenance appeal with a stylish, contemporary aesthetic, this single-level home offers comfort and a flowing layout. Positioned in a family-friendly community close to schooling and amenities, there is a superb easy-care design providing appeal for young families whilst investors will love the opportunity for a no-fuss portfolio boost!

A well-presented frontage opens to a light-filled interior with gleaming tiles and a crisp palette amplifying the sense of space. Air-conditioning provides year-round comfort within an open-plan living and dining with a welcoming front lounge offering space to retreat. Positioned to foster easy family connection, the kitchen sets out a sleek modern zone for any catering requirement; quality joinery providing superb storage amongst stainless appliances and expansive stone benches with breakfast bar seating.



**For Sale**  
Please Call

**View**  
[ljhooker.com.au/1Y2GGWH](http://ljhooker.com.au/1Y2GGWH)

**Contact**  
**Nicole Hintz**  
0403 895 705  
[nhintz@ljhgc.com.au](mailto:nhintz@ljhgc.com.au)

**Liza Neuss**  
0447 006 098  
[liza@ljhgc.com.au](mailto:liza@ljhgc.com.au)

# LJ Hooker

**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**

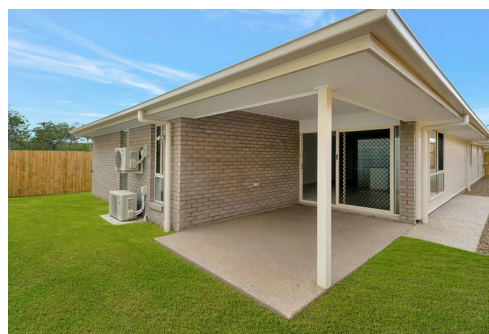
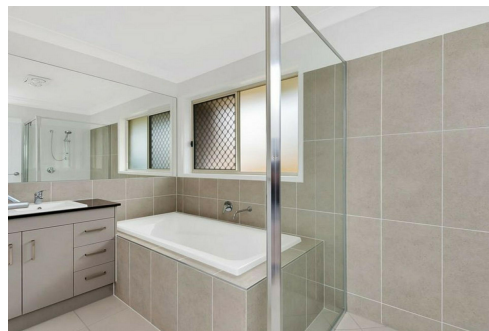
Sliding doors open to a covered patio so you can extend your dining outdoors and enjoy easy alfresco living. Fenced and level, the backyard is the perfect size for young children and pets whilst also brilliantly low-maintenance so you can reclaim your weekends!

Four bedrooms make up the formal accommodation with each including built-in storage. The master has a walk-in robe and private ensuite whilst the family have the service of an impeccable main bathroom with separate bath. Additional features include security screens and double remote garage with laundry at the rear.

Nestled in a location that has abundant parkland and reserve, you are also close to amenities for easy every day living. Just minutes down the road are local shops and dining as well as larger shopping precincts and the highly coveted Canterbury College. Positioned well for those travelling either north or south, the nearby train station and M1 can handle commuting to both Brisbane and the Gold Coast with ease.

-375m2

- Currently tenanted but will become vacant - enquire to find out more details
- Single-level layout with contemporary interior
- Open-plan, air-conditioned living and dining on tiled floors plus second lounge
- Modern kitchen with good storage, quality appliances and sleek stone
- Covered alfresco flowing to fenced, private backyard with low-maintenance demand
- Four built-in bedrooms with carpet
- Master including walk-in robe and private ensuite
- Immaculate family bathroom with separate bath and shower
- Security screens/split system air-conditioning/ceiling fans
- Double remote garage with laundry at the rear
- Minutes to shops, dining, Canterbury College, rail and the M1



## More About this Property

<b>Property ID</b>	1Y2GGWH
<b>Property Type</b>	House
<b>House Size</b>	185 m <sup>2</sup>
<b>Land Area</b>	375 m <sup>2</sup>
<b>Including</b>	Air Conditioning Dishwasher Outdoor Entertaining Built-in-Robes Secure Parking

**Nicole Hintz 0403 895 705**

Director | L.R.E.A | Independent Contractor | [nhintz@ljhgc.com.au](mailto:nhintz@ljhgc.com.au)

**Liza Neuss 0447 006 098**

Sales Associate to Nicole Hintz Independent Contractor | [liza@ljhgc.com.au](mailto:liza@ljhgc.com.au)

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

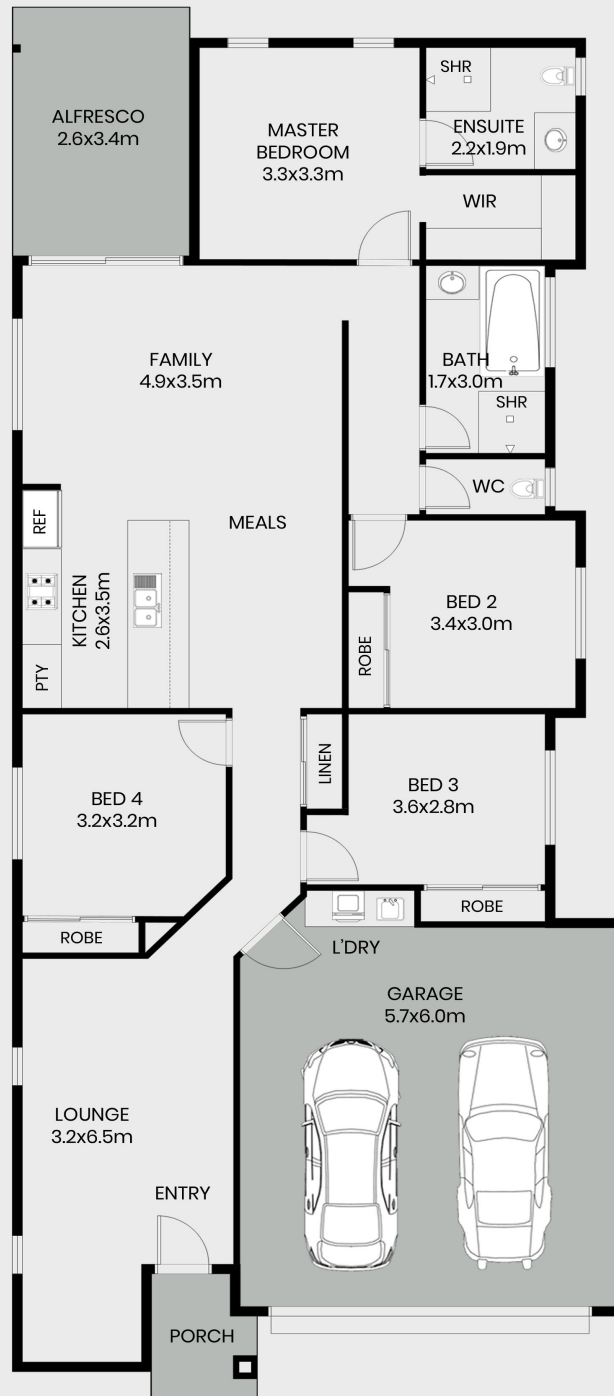
Unit 10 Norfolk Village Shopping Ctr, 170-174 Pascoe Road, ORMEAU QLD 4208  
[ormeau.ljhooker.com.au](http://ormeau.ljhooker.com.au) | [ormeau@ljhgc.com.au](mailto:ormeau@ljhgc.com.au)

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### 3 Denali Street Holmview



This floor plan including furniture, fixture measurements and dimensions are approximate and for illustrative purposes only. BoxBrownie.com gives no guarantee, warranty or representation as to the accuracy and layout. All enquiries must be directed to the agent, vendor or party representing this floor plan.

Living : 135.17m<sup>2</sup>  
Garage : 37.11m<sup>2</sup>  
Alfresco : 10.27m<sup>2</sup>  
Porch : 3.20m<sup>2</sup>  
Total : 185.74m<sup>2</sup>

